

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/1 Hotham Grove Ripponlea VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Ripponlea

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6/93 Argyle Street St Kilda VIC 3182	\$390,000	07-Apr-21
5/63 Tennyson Street Elwood VIC 3184	\$420,000	20-Feb-21
15/24 Tennyson Street Elwood VIC 3184	\$405,000	23-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 April 2021



6/93 Argyle Street St Kilda VIC 3182

 1  1  1

Sold Price

^{RS} **\$390,000**

Sold Date

07-Apr-21

Distance

1.92km



5/63 Tennyson Street Elwood VIC 3184

 1  1  1

Sold Price

^{RS} **\$420,000**

Sold Date

20-Feb-21

Distance

0.51km



15/24 Tennyson Street Elwood VIC 3184

 1  1  1

Sold Price

\$405,000

Sold Date

23-Jan-21

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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