

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 5/6-8 Glen Eira Road, Ripponlea, VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$450,000

Median sale price

Median price \$542,000 Property Type Apartment Suburb Ripponlea (3185)

Period - From 01/10/2018 to 30/09/2019 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3/2 ALFRISTON STREET, ELWOOD VIC 3184	\$440,000	19/05/2019
223/135 INKERMAN STREET, ST KILDA VIC 3182	\$425,000	28/08/2019
406B/21 INKERMAN STREET, ST KILDA VIC 3182	\$450,000	28/05/2019

This Statement of Information was prepared on: 08/10/2019