

# 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 Ripon Grove, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$400,000

### Median sale price

Median price

\$653,500

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2018

to

30/09/2019

Source

REIV

### 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 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 |
|---|----------------------------------|-----------|--------------|
| 1 | 6/19 Gourlay St BALACLAVA 3183   | \$390,000 | 06/10/2019   |
| 2 | 4/27 Sycamore Gr BALACLAVA 3183  | \$368,000 | 06/10/2019   |
| 3 | 10/1 Marne St ST KILDA EAST 3183 | \$365,000 | 24/08/2019   |

**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 six months.~~

This Statement of Information was prepared on:

28/10/2019 11:33



1   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$400,000

**Median Unit Price**

Year ending September 2019: \$653,500

## Comparable Properties



**6/19 Gourlay St BALACLAVA 3183 (REI)**

**Agent Comments**

1   1   1

**Price:** \$390,000

**Method:** Auction Sale

**Date:** 06/10/2019

**Rooms:** 2

**Property Type:** Apartment



**4/27 Sycamore Gr BALACLAVA 3183 (REI)**

**Agent Comments**

1   1   1

**Price:** \$368,000

**Method:** Auction Sale

**Date:** 06/10/2019

**Property Type:** Apartment



**10/1 Marne St ST KILDA EAST 3183 (REI)**

**Agent Comments**

1   1   1

**Price:** \$365,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** Apartment