

# 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 34/6-8 Glen Eira Road, Ripponlea Vic 3185

### Indicative selling price

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

Range between \$450,000 & \$495,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Ripponlea

Period - From 01/04/2023 to 31/03/2024 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	4/220 Alma Rd ST KILDA EAST 3183	\$512,000	28/04/2024
2	12/28 Fulton St ST KILDA EAST 3183	\$509,000	08/04/2024
3	8/9 Meadow St ST KILDA EAST 3183	\$500,000	18/12/2023

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: 03/06/2024 16:05

34/6-8 Glen Eira Road, Ripponlea Vic 3185

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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$495,000  
**Median Unit Price**  
Year ending March 2024: \$605,000

## Comparable Properties



4/220 Alma Rd ST KILDA EAST 3183 (REI)

**Agent Comments**



**Price:** \$512,000  
**Method:** Sold Before Auction  
**Date:** 28/04/2024  
**Property Type:** Apartment



12/28 Fulton St ST KILDA EAST 3183 (REI/VG)

**Agent Comments**



**Price:** \$509,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** Apartment



8/9 Meadow St ST KILDA EAST 3183 (REI/VG)

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** Apartment  
**Land Size:** 80 sqm approx

**Account - Slater & Levin**



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