

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/17 OAK GROVE RIPPONLEA VIC 3185	\$420,000	27-Apr-23
9/120 BRIGHTON ROAD RIPPONLEA VIC 3185	\$510,000	16-Jul-23
306/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$465,000	23-May-23

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: 12 August 2023



**2/17 OAK GROVE RIPPONLEA VIC 3185**

 2  1  1

Sold Price

**\$420,000**

Sold Date

**27-Apr-23**

Distance

**0.24km**



**9/120 BRIGHTON ROAD RIPPONLEA VIC 3185**

 2  1  1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**16-Jul-23**

Distance

**0.3km**



**306/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185**

 1  1  1

Sold Price

**\$465,000**

Sold Date

**23-May-23**

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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