

## 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	23 Erindale Avenue, Ripponlea Vic 3185
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#### Indicative selling price

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

Range between	\$1,350,000	&	\$1,485,000
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#### Median sale price

Median price	*	House		Unit		Suburb	Ripponlea
Period - From		to		Source			

#### 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	7 Erindale Av RIPPONLEA 3185	\$1,600,000	30/04/2017
2	21 Main St ELSTERNWICK 3185	\$1,465,000	20/05/2017
3	60 Orrong Rd ELSTERNWICK 3185	\$1,330,000	20/08/2017

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.~~

\* Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. This advice does not form part of this Statement of Information



2 1 1

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 240 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,485,000  
**Median House Price** \*

## Comparable Properties



**7 Erindale Av RIPPONLEA 3185 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 30/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 272 sqm approx



**21 Main St ELSTERNWICK 3185 (REI)**

Agent Comments

3 1 -

**Price:** \$1,465,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 242 sqm approx



**60 Orrong Rd ELSTERNWICK 3185 (REI)**

Agent Comments

3 1 2

**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 20/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 398 sqm approx

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