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	4/6 Ripon Grove, Elsternwick, VIC 3185

Indicative selling price

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

Single price		or range between	$380,000	&	$395,000

Median sale price

Median price	$661,500	Property type	Unit	Suburb	ELSTERNWICK
Period - From	06/06/2021	to	03/12/2021	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	11/191 Brighton Road Elwood Vic 3184	$379,000	2021-09-17
2	4/38 Spray Street Elwood Vic 3184	$383,000	2021-07-26
3	11/41 Clarence Street Elsternwick Vic 3185	$350,000	2021-11-07

This Statement of Information was prepared on: 03/12/2021

CONSUMER AFFAIRS VICTORIA