

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	1-14/12 Maryville Street Ripponlea
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Apartment 6	\$755,000	Or range between \$	& \$
Apartment 10	\$768,000	Or range between \$	& \$
Apartment 13	\$765,000	Or range between \$	& \$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$613,500	Suburb	Ripponlea
Period - From	June 17	To	June 17
Source	PDOL		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bedroom Residence	1 5/1-3 Smith Street St Kilda VIC 3182	\$789,000	05/07/2017
	2 1/121 Brighton Road Elwood VIC 3184	\$720,000	29/07/2017
	3 5/5 The Avenue Balaclava VIC 3183	\$700,000	11/05/2017