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	3 Los Angeles Court, Ripponlea Vic 3185
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,582,500	Pro	perty Type	House		Suburb	Ripponlea
Period - From	24/03/2024	to	23/03/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	6 Godfrey Av ST KILDA EAST 3183	\$1,600,000	12/03/2025
2	2 Kalymna Gr ST KILDA EAST 3183	\$1,580,000	08/02/2025
3	18 Fawkner St ST KILDA 3182	\$1,500,000	16/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/03/2025 10:49





Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** 24/03/2024 - 23/03/2025: \$1,582,500





Property Type: House **Agent Comments**

Comparable Properties



6 Godfrey Av ST KILDA EAST 3183 (REI)

Price: \$1,600,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: House (Res)

Agent Comments



2 Kalymna Gr ST KILDA EAST 3183 (REI)







Agent Comments

Price: \$1,580,000 Method: Auction Sale Date: 08/02/2025

Property Type: House (Res) Land Size: 268 sqm approx

18 Fawkner St ST KILDA 3182 (REI)





Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 16/12/2024 Property Type: House

Land Size: 303 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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