

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	2/144-146 Brighton Road, Ripponlea Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Single price \$570,000

Median sale price

Median price	\$568,000	Hou	se	Unit	Х	Sub	urb	Ripponlea
Period - From	01/10/2017	to	30/09/2018		Source	REIV		

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 6/7 Glen Eira Rd RIPPONLEA 3185 \$570,000 29/07/2018 2 5/154 Brighton Rd RIPPONLEA 3185 \$568,000 16/06/2018 3 5/59 Carlisle St ST KILDA 3182 \$545,000 11/05/2018

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.

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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hockingstuart





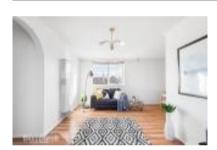
Rooms:

Property Type: Development Site

(Commercial) **Agent Comments**

Indicative Selling Price \$570,000 **Median Unit Price** Year ending September 2018: \$568,000

Comparable Properties



6/7 Glen Eira Rd RIPPONLEA 3185 (REI/VG)

Price: \$570,000 Method: Auction Sale Date: 29/07/2018

Rooms: -

Property Type: Apartment

Agent Comments

5/154 Brighton Rd RIPPONLEA 3185 (REI/VG) Agent Comments





Price: \$568,000 Method: Auction Sale Date: 16/06/2018

Rooms: -

Property Type: Apartment

5/59 Carlisle St ST KILDA 3182 (VG) **-**2





Agent Comments

Price: \$545,000 Method: Sale Date: 11/05/2018

Rooms: -

Property Type: Strata Unit/Flat

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