

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 2/144-146 Brighton Road, Ripponlea Vic 3185

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 House Unit X Suburb 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.



2 1 1

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)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 29/07/2018

Rooms: -

Property Type: Apartment

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

Agent Comments

2 1 1

Price: \$568,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Apartment



5/59 Carlisle St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$545,000

Method: Sale

Date: 11/05/2018

Rooms: -

Property Type: Strata Unit/Flat