

# 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

3/134 Brighton Road, Ripponlea Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$340,000

### Median sale price

Median price

\$543,500

Property Type

Unit

Suburb

Ripponlea

Period - From

15/07/2020

to

14/07/2021

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	205/126 Brighton Rd RIPPONLEA 3185	\$380,600	26/04/2021
2	2/37 Hoddle St ELSTERNWICK 3185	\$370,000	02/07/2021
3	35/53 Balaclava Rd ST KILDA EAST 3183	\$350,000	29/03/2021

**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.~~

This Statement of Information was prepared on:

15/07/2021 14:40



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$340,000

**Median Unit Price**

15/07/2020 - 14/07/2021: \$543,500

## Comparable Properties



**205/126 Brighton Rd RIPPONLEA 3185 (VG)**

**Agent Comments**



**Price:** \$380,600

**Method:** Sale

**Date:** 26/04/2021

**Property Type:** Subdivided Flat - Single OYO Flat



**2/37 Hoddle St ELSTERNWICK 3185 (REI)**

**Agent Comments**



**Price:** \$370,000

**Method:** Sold Before Auction

**Date:** 02/07/2021

**Property Type:** Apartment



**35/53 Balaclava Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$350,000

**Method:** Private Sale

**Date:** 29/03/2021

**Rooms:** 2

**Property Type:** Apartment