

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

4/88 Brighton Road Ripponlea, 3185

Indicative selling price

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

Single price \$725,000.00

Median sale price

Median price \$580,000.00 Property Type UNIT Suburb RIPPONLEA

Period - From 01-Oct-2020 to 31-Dec-2020 Source PDOL

Comparable property sales

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	1/142 Brighton Road, Ripponlea	\$708,000.00	07-Oct-2020
2	4/2 Erindale Avenue, Ripponlea	\$650,000.00	01-Jul-2020
3	3/110 Brighton Road, Ripponlea	\$640,000.00	05-May-2020

This statement of information was prepared on 11-Feb-2021 at 10:18:31 AM EST