

# 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 2/98 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) (\*Delete single price or range as applicable)

Single price \$525,000 or range between &

## Median sale price

Median price \$600,000 Property type Unit Suburb RIPPONLEA  
Period - From 01/10/2023 to 31/10/2023 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. 2/16-17 Marine Pde ST KILDA 3182	\$530,000	19/12/2023
2. 15/11 Burnett St ST KILDA 3182	\$515,000	21/12/2023
3. 403/163 Fitzroy St ST KILDA 3182	\$500,000	21/12/2023

This Statement of Information was prepared on: 04/03/2024