

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	4/110 Brighton Road, Ripponlea Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$680,000

Median sale price

Median price	\$571,750	Hou	se	Unit	Х	Suburk	Ripponlea
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

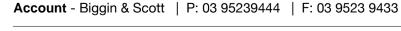
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	7/98 Brighton Rd RIPPONLEA 3185	\$655,000	02/09/2017
2	5/71 Ormond Rd ELWOOD 3184	\$652,500	09/12/2017
3	4/6 Southey St ELWOOD 3182	\$620,000	26/10/2017

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.







Generated: 21/02/2018 14:58







Rooms

Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price Year ending December 2017: \$571,750

Art Deco Style and Lifestyle Convenience Quietly and securely located on the top floor at the rear of this attractive boutique complex of only 4 apartments, this over-sized solid brick 2 bedroom Art Deco residence of approx. 86m2 provides the ideal blend of period features, modern style and location to appeal to investors and owner-occupiers alike. Centrally located for immediate access to every Ripponlea, Elsternwick and Elwood lifestyle attraction including cafes, shops, parks, schools, train, tram, bus and beach, this delightful abode offers the perfect combination of comfort and

Comparable Properties



7/98 Brighton Rd RIPPONLEA 3185 (REI/VG)

=| 2

—

1

6

Price: \$655,000 Method: Auction Sale Date: 02/09/2017 Rooms: 4

Nooilis. 7

Property Type: Apartment



5/71 Ormond Rd ELWOOD 3184 (REI)





6

Price: \$652,500 Method: Auction Sale Date: 09/12/2017

Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments



4/6 Southey St ELWOOD 3182 (REI/VG)



Æ

6.

Price: \$620,000

Method: Sold Before Auction

Date: 26/10/2017 Rooms: 4

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





Generated: 21/02/2018 14:58