

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 4/110 Brighton Road, Ripponlea Vic 3185

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 House Unit X Suburb 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.

	Address 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.



 2
  1
  2

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)

Agent Comments

 2
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  -

Price: \$655,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 4

Property Type: Apartment



5/71 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

 2
  1
  1

Price: \$652,500

Method: Auction Sale

Date: 09/12/2017

Rooms: 3

Property Type: Apartment



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

Agent Comments

 2
  1
  -

Price: \$620,000

Method: Sold Before Auction

Date: 26/10/2017

Rooms: 4

Property Type: Apartment