

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

101/126 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between

\$380,000

&

\$418,000

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	3/378 Glen Huntly Rd ELSTERNWICK 3185	\$405,000	07/10/2017
2	203/43 Duke St ST KILDA 3182	\$401,500	16/12/2017
3	5/41 Nepean Hwy ELSTERNWICK 3185	\$380,000	25/10/2017

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.



1 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

Year ending December 2017: \$571,750

Comparable Properties



3/378 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

1 1 1

Price: \$405,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: Apartment



203/43 Duke St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$401,500
Method: Private Sale
Date: 16/12/2017
Rooms: 2
Property Type: Apartment



5/41 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$380,000
Method: Sold Before Auction
Date: 25/10/2017
Rooms: 2
Property Type: Apartment