

# 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

9/124 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)

Range between

\$430,000

&

\$470,000

### Median sale price

Median price

\$642,500

Property Type

Unit

Suburb

Ripponlea

Period - From

01/04/2022

to

30/06/2022

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	1/56 Byron St ELWOOD 3184	\$470,000	29/07/2022
2	2/6 Redan St ST KILDA 3182	\$460,000	17/08/2022
3	8/217 Brighton Rd ELWOOD 3184	\$435,000	12/04/2022

**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.~~

This Statement of Information was prepared on:

12/09/2022 14:56

9/124 Brighton Road, Ripponlea Vic 3185

Jason Isaacs

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**Indicative Selling Price**

\$430,000 - \$470,000

**Median Unit Price**

June quarter 2022: \$642,500



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/56 Byron St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 29/07/2022

**Property Type:** Apartment



**2/6 Redan St ST KILDA 3182 (REI)**

**Agent Comments**

2 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 17/08/2022

**Property Type:** Apartment



**8/217 Brighton Rd ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 12/04/2022

**Property Type:** Apartment

**Account** - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018