

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 14/162 Brighton Rd, Ripponlea Vic 3185

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$625,000 Property type Apartment Suburb Ripponlea

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
13/37 Tennyson St ELWOOD 3184	\$521,000	10/03/2023
6/6-8 Glen Eira Rd RIPPONLEA 3185	\$472,500	20/01/2023
5/15 Oak Gr RIPPONLEA 3185	\$457,000	26/02/2023

This Statement of Information was prepared on: 13/04/2023