

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

8/124 BRIGHTON ROAD RIPPONLEA VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

2/98 BRIGHTON ROAD RIPPONLEA VIC 3185	\$525,000	07-Mar-24
3/124 BRIGHTON ROAD RIPPONLEA VIC 3185	\$570,000	31-May-24

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 6 months.

This Statement of Information was prepared on: 16 July 2024

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2/98 BRIGHTON ROAD RIPPONLEA VIC 3185

2 1 1

Sold Price **\$525,000** Sold Date **07-Mar-24**

Distance **0.2km**



3/124 BRIGHTON ROAD
RIPPONLEA VIC 3185

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **31-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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