

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

G05/118 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

\$705,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Jul 2021

to

30 Jun 2022

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

G03/54-56 CHAPEL STREET ST KILDA VIC 3182	\$750,000	23-Jun-22
104/54-56 CHAPEL STREET ST KILDA VIC 3182	\$705,000	14-Jul-22

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: 27 July 2022

McGrath St Kilda

M 0433896337

E shannonkelly@mcgrath.com.au



**G03/54-56 CHAPEL STREET ST
KILDA VIC 3182**

Sold Price

RS

\$750,000

Sold Date

23-Jun-22

-



1



-

Distance

-



**104/54-56 CHAPEL STREET ST
KILDA VIC 3182**

Sold Price

RS

\$705,000

Sold Date

14-Jul-22

2



2



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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