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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## 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](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$450,000 & \$495,000

## Median sale price

Median price \$590,000 \*House \*Unit X Suburb Ripponlea

Period - From 01/10/2018 to 31/12/2018 Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/161 Brighton Road, Elwood VIC 3184	\$480,000	15/12/2018
10/157 Brighton Road, Elwood VIC 3184	\$480,000	08/12/2018
13/193 Brighton Road, Elwood VIC 3184	\$475,000	24/10/2018