

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

7/120 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$499,250

Property Type

Unit

Suburb

Ripponlea

Period - From

01/01/2019

to

31/12/2019

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	6/97 Spray St ELWOOD 3184	\$595,000	05/10/2019
2	5/147 Alma Rd ST KILDA EAST 3183	\$590,500	31/01/2020
3	10/54 Hotham St ST KILDA EAST 3183	\$585,000	17/02/2020

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:

02/03/2020 15:59

7/120 Brighton Road, Ripponlea Vic 3185



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$590,000

Median Unit Price

Year ending December 2019: \$499,250

Comparable Properties



6/97 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 05/10/2019

Property Type: Apartment



5/147 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$590,500

Method: Private Sale

Date: 31/01/2020

Property Type: Apartment



10/54 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Sold Before Auction

Date: 17/02/2020

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372