

# 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 78 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 \$1,200,000 & \$1,320,000

## Median sale price

Median price \$2,300,000 Property type House Suburb Ripponlea

Period - From 01/10/2021 to 31/12/21 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
75 Regent Street, Elsternwick VIC 3185	\$1,380,000	09/12/2021
12 Elm Grove, Balaclava VIC 3183	\$1,373,000	07/12/2021
13 Glen Eira Avenue, Balaclava VIC 3183	\$1,350,000	11/12/2021

This Statement of Information was prepared on: 15/02/2022