10/154 Brighton Road, Ripponlea, 3185 VIC



Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address	10/154 Brighton Road, Ripponlea 3185
Including suburb	5 7 11
and postcode.	

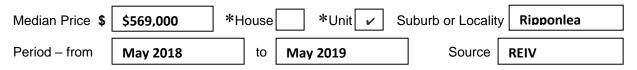
Indicative selling price

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

Single Price \$ or range between \$ 500.000 & \$ 550.000	550,000
--	---------

Median sale price

(*Select house or unit as applicable)



Comparable property sales

(*Select A or B as applicable)

✓ A*

These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 4/310 Inkerman St, St Kilda East 3183	\$ 565,000	07/04/2019
2. 11/42 Alexandra St, St Kilda East 3183	\$ 545,500	16/12/2018
3. 6/161 Brighton Rd, Elwood 3184	\$ 530,000	29/01/2019

OR



Either 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.*



The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*