

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

11/144-146 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$594,000 Property Type Unit Suburb Ripponlea

Period - From 11/12/2023 to 10/12/2024 Source Property Data

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	11/195 Brighton Rd ELWOOD 3184	\$540,000	02/12/2024
2	3/102 Brighton Rd RIPPONLEA 3185	\$570,000	20/09/2024
3	17/39 Nepean Hwy ELSTERNWICK 3185	\$570,000	27/06/2024

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: 11/12/2024 09:15



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

11/12/2023 - 10/12/2024: \$594,000

Comparable Properties



11/195 Brighton Rd ELWOOD 3184 (REI)

[Agent Comments](#)

2 1 1

Price: \$540,000

Method: Private Sale

Date: 02/12/2024

Property Type: Apartment



3/102 Brighton Rd RIPPONLEA 3185 (REI)

[Agent Comments](#)

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 20/09/2024

Property Type: Apartment



17/39 Nepean Hwy ELSTERNWICK 3185 (REI)

[Agent Comments](#)

2 1 1

Price: \$570,000

Method: Private Sale

Date: 27/06/2024

Property Type: Unit

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300