

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	1/134 Brighton Road, Ripponlea Vic 3185
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Indicative selling price

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

Single price	\$349,000
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Median sale price

Median price	\$590,000	House		Unit	X	Suburb	Ripponlea
Period - From	01/01/2018	to	31/12/2018	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	4/62 Lansdowne Rd ST KILDA EAST 3183	\$346,000	27/10/2018
2	17/82 Westbury St ST KILDA EAST 3183	\$345,000	04/02/2019
3	3/82 Grosvenor St BALACLAVA 3183	\$340,000	23/03/2019

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.



 1  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$349,000

Median Unit Price
Year ending December 2018: \$590,000

Comparable Properties



4/62 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$346,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Apartment



17/82 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$345,000
Method: Private Sale
Date: 04/02/2019
Rooms: -
Property Type: Apartment



3/82 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

 1  1  1

Price: \$340,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Apartment