

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

3/110 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$562,000

Property Type

Unit

Suburb

Ripponlea

Period - From

18/02/2021

to

17/02/2022

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	3/140 Brighton Rd RIPPONLEA 3185	\$810,000	19/12/2021
2	7/181-183 Brighton Rd ELWOOD 3184	\$810,000	04/10/2021
3	4/165 Glen Huntly Rd ELWOOD 3184	\$767,500	23/10/2021

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:

18/02/2022 10:28

3/110 Brighton Road, Ripponlea Vic 3185

Chisholm & Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$735,000

Median Unit Price

18/02/2021 - 17/02/2022: \$562,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/140 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

2 1 -

Price: \$810,000

Method: Auction Sale

Date: 19/12/2021

Property Type: Apartment



7/181-183 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$810,000

Method: Private Sale

Date: 04/10/2021

Property Type: Apartment



4/165 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$767,500

Method: Auction Sale

Date: 23/10/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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