

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	4/124 Brighton Road, Ripponlea Vic 3185
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Indicative selling price

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

Range between	\$500,000	&	\$530,000
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Median sale price

Median price	\$613,500	House		Unit	X	Suburb	Ripponlea
Period - From	01/07/2016	to	30/06/2017	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	10/127 Brighton Rd ELWOOD 3184	\$521,000	19/08/2017
2	6/24 Blenheim St BALACLAVA 3183	\$512,500	14/06/2017
3	3/4 Hartpury Av ELWOOD 3184	\$500,000	13/04/2017

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

Year ending June 2017: \$613,500

Comparable Properties



10/127 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$521,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 3

Property Type: Apartment



6/24 Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$512,500

Method: Private Sale

Date: 14/06/2017

Rooms: 3

Property Type: Apartment



3/4 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 13/04/2017

Rooms: 3

Property Type: Apartment