

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 7/98 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$570,000 & \$625,000

Median sale price

(*Delete house or unit as applicable)

Median price \$601,000 *House ☐ *Unit ☒ Suburb Ripponlea

Period - From 01/04/2016 to 31/03/2017 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
G01/126 Brighton Rd RIPPONLEA 3185	\$635,000	20/05/2017
4/13 Fuller Rd RIPPONLEA 3185	\$612,000	05/03/2017
2/195 Brighton Rd ELWOOD 3184	\$580,000	11/04/2017