

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

20/162 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$499,250

Property Type Unit

Suburb Ripponlea

Period - From 01/01/2019

to 31/12/2019

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	6/29 Nepean Hwy ELSTERNWICK 3185	\$476,000	24/08/2019
2	9/18 Burns St ELWOOD 3184	\$472,500	18/08/2019
3	5/5 Gourlay St BALACLAVA 3183	\$465,000	25/09/2019

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.~~

This Statement of Information was prepared on:

18/02/2020 12:14

Dean Lang
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Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

Year ending December 2019: \$499,250



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Rooms: 3

Property Type: Apartment

Land Size: 58 sqm approx

Agent Comments

Comparable Properties



6/29 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments

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Price: \$476,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Apartment



9/18 Burns St ELWOOD 3184 (VG)

Agent Comments

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Price: \$472,500

Method: Sale

Date: 18/08/2019

Property Type: Strata Unit/Flat



5/5 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

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Price: \$465,000

Method: Private Sale

Date: 25/09/2019

Property Type: Apartment