

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	2/2 Alfriston St ELWOOD 3184	\$481,000	22/06/2019
2	4/124 Brighton Rd RIPPONLEA 3185	\$478,000	24/03/2019
3	6/102 Brighton Rd RIPPONLEA 3185	\$473,000	09/03/2019

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.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
June quarter 2019: \$620,000

Comparable Properties



2/2 Alfriston St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$481,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: Apartment



4/124 Brighton Rd RIPPONLEA 3185 (VG)

Agent Comments

2 - -

Price: \$478,000
Method: Sale
Date: 24/03/2019
Rooms: -
Property Type: Strata Unit/Flat



6/102 Brighton Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$473,000
Method: Auction Sale
Date: 09/03/2019
Rooms: 4
Property Type: Apartment