

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

7/144-146 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Ripponlea

Period - From

10/11/2019

to

09/11/2020

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 | 4/136 Brighton Rd RIPPONLEA 3185 | \$586,000 | 10/05/2020 |
| 2 | 7/40 Alexandra St ST KILDA EAST 3183 | \$575,000 | 07/11/2020 |
| 3 | 8/199 Hotham St RIPPONLEA 3185 | \$575,000 | 28/10/2020 |

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:

10/11/2020 21:58



2 1 1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$575,000

Median Unit Price

10/11/2019 - 09/11/2020: \$575,000

Comparable Properties

4/136 Brighton Rd RIPPONLEA 3185 (REI/VG) **Agent Comments**

2 1 1

Price: \$586,000

Method: Sold Before Auction

Date: 10/05/2020

Property Type: Flat/Unit/Apartment (Res)



7/40 Alexandra St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$575,000

Method: Auction Sale

Date: 07/11/2020

Property Type: Apartment



8/199 Hotham St RIPPONLEA 3185 (REI) **Agent Comments**

2 1 1

Price: \$575,000

Method: Sold Before Auction

Date: 28/10/2020

Property Type: Unit