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	8/120 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between $615,000 & $640,000

Median sale price

Median price $626,500 Property Type Unit Suburb Ripponlea

Period - From 01/04/2021 to 31/03/2022 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	11/76 Orrong Rd ELSTERNWICK 3185	$700,000	29/04/2022
2	7/37 Park St ELSTERNWICK 3185	$650,000	26/04/2022
3	3/305 Carlisle St BALACLAVA 3183	$622,000	29/04/2022

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: 02/05/2022 16:53

8/120 Brighton Road, Ripponlea Vic 3185



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$615,000 - $640,000
Median Unit Price
Year ending March 2022: $626,500

Comparable Properties



11/76 Orrong Rd ELSTERNWICK 3185 (REI)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 29/04/2022
Property Type: Apartment

Agent Comments



7/37 Park St ELSTERNWICK 3185 (REI)

2 2 1

Price: $650,000
Method: Private Sale
Date: 26/04/2022
Property Type: Apartment

Agent Comments



3/305 Carlisle St BALACLAVA 3183 (REI)

2 1 1

Price: $622,000
Method: Sold Before Auction
Date: 29/04/2022
Property Type: Unit

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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