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<br>Including suburb and postcode | 2/154 Brighton Road, Ripponlea Vic 3185 |

## Indicative selling price

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

Range between $500,000 & $550,000

## Median sale price

Median price $578,000 Property Type Unit Suburb Ripponlea

Period - From 01/10/2019 to 30/09/2020 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 | 8/199 Hotham St RIPPONLEA 3185 | $575,000 | 28/10/2020 |
| 2 | 1/59 Carlisle St ST KILDA 3182 | $570,000 | 16/10/2020 |
| 3 | 8/76 Orrong Rd ELSTERNWICK 3185 | $526,500 | 30/06/2020 |

**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: 25/11/2020 17:22

# 2/154 Brighton Road, Ripponlea Vic 3185



2 1 1

**Property Type:** Apartment
**Land Size:** 1631 sqm approx

Agent Comments

**Indicative Selling Price**
$500,000 - $550,000
**Median Unit Price**
Year ending September 2020: $578,000

## Comparable Properties



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

2 1 1

**Price:** $575,000
**Method:** Sold Before Auction
**Date:** 28/10/2020
**Property Type:** Unit

Agent Comments



**1/59 Carlisle St ST KILDA 3182 (REI)**

2 1 1

**Price:** $570,000
**Method:** Private Sale
**Date:** 16/10/2020
**Property Type:** Apartment

Agent Comments



**8/76 Orrong Rd ELSTERNWICK 3185 (REI/VG)**

2 1 1

**Price:** $526,500
**Method:** Private Sale
**Date:** 30/06/2020
**Property Type:** Apartment

Agent Comments

**Account** - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.