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	4/136 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between $570,000 & $627,000

Median sale price

Median price $520,500 Property Type Unit Suburb Ripponlea

Period - From 04/04/2019 to 03/04/2020 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	6/133 Brighton Rd ELWOOD 3184	$605,000	24/02/2020
2	5/112 Tennyson St ELWOOD 3184	$585,000	21/03/2020
3	7/120 Brighton Rd RIPPONLEA 3185	$570,000	06/03/2020

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: 04/04/2020 17:01

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$570,000 - $627,000
Median Unit Price
04/04/2019 - 03/04/2020: $520,500

Comparable Properties



6/133 Brighton Rd ELWOOD 3184 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 24/02/2020
Property Type: Apartment

Agent Comments



5/112 Tennyson St ELWOOD 3184 (REI)

2 1 1

Price: $585,000
Method: Auction Sale
Date: 21/03/2020
Rooms: 3
Property Type: Apartment

Agent Comments



7/120 Brighton Rd RIPPONLEA 3185 (REI)

2 1 1

Price: $570,000
Method: Private Sale
Date: 06/03/2020
Property Type: Apartment

Agent Comments

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.