

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 17/162 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$551,550 House Unit X Suburb Ripponlea

Period - From 01/07/2017 to 30/06/2018 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	5/217 Brighton Rd ELWOOD 3184	\$460,000	19/03/2018
2	7/571 Glen Huntly Rd ELSTERNWICK 3185	\$451,000	25/03/2018
3	3/67 Tennyson St ELWOOD 3184	\$450,000	13/02/2018

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.

17/162 Brighton Road, Ripponlea Vic 3185



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
Year ending June 2018: \$551,550

Elevated, Bright & at Rear of Block This 1970's apartment is situated in a handy location with transport at your door step and Elsternwick Village around the corner. Comprising open plan lounge leading to separate kitchen with meals area. 2 excellent size bedrooms with BIRs, central tiled bathroom with shower over bath. Note: Freshly painted, new carpet, heating, under cover parking, security entrance. Excellent investment or first home.

Comparable Properties



5/217 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 19/03/2018
Rooms: 4
Property Type: Apartment



7/571 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$451,000
Method: Auction Sale
Date: 25/03/2018
Rooms: -
Property Type: Apartment



3/67 Tennyson St ELWOOD 3184 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 13/02/2018
Rooms: 3
Property Type: Apartment
Land Size: 60 sqm approx