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 betweer	\$420,000	&	\$450,000				
Median sale price							
Median price	\$551,550	House	Init 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.

Ado	dress 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.

Account - Morleys Elwood | P: 03 95311271 | F: 03 95318111

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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.



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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)



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



7/571 Glen Huntly Rd ELSTERNWICK 3185 (REI)



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



Price: \$450,000 **Method:** Private Sale

3/67 Tennyson St ELWOOD 3184 (REI)

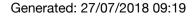
Date: 13/02/2018 Rooms: 3 Property Type: Apartment Land Size: 60 sqm approx

Agent Comments

Agent Comments

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