



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**

\$525,000 - \$540,000

**Median Unit Price**

Year ending June 2017: \$613,500

## Comparable Properties



**4/112 Tennyson St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 04/07/2017

**Rooms:** -

**Property Type:** Apartment



**7/59 Carlisle St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** 3

**Property Type:** Unit



**11/3 Coleridge St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$527,000

**Method:** Auction Sale

**Date:** 01/07/2017

**Rooms:** -

**Property Type:** Apartment

## 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

G01/118 Brighton Road, Ripponlea Vic 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$525,000

&amp;

\$540,000

## Median sale price

Median price \$613,500

Unit X

Suburb Ripponlea

Period - From 01/07/2016

to

30/06/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/112 Tennyson St ELWOOD 3184	\$540,000	04/07/2017
7/59 Carlisle St ST KILDA 3182	\$530,000	22/07/2017
11/3 Coleridge St ELWOOD 3184	\$527,000	01/07/2017