

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/156-158 Brighton Road, Ripponlea VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$750,000 & \$825,000

Median sale price

Median price \$617,500 Property type UNIT Suburb RIPPONLEA

Period - From 01/07/2022 to 30/06/2023 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 7/10 Scott Street, ELWOOD 3184	\$820,000	15/07/2023
2 4/31 The Avenue BALACLAVA 3183	\$780,000	25/06/2023
3 10/5 Dickens St ELWOOD 3184	\$745,000	08/07/2023

This Statement of Information was prepared on: 17/07/2023