

# 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 8/156-158 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 \$800,000 & \$850,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Ripponlea

Period - From 23/08/2022 to 22/08/2023 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	2/156-158 Brighton Rd RIPPONLEA 3185	\$850,000	17/08/2023
2			
3			

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: 23/08/2023 15:14



**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

23/08/2022 - 22/08/2023: \$565,000

## Comparable Properties



**2/156-158 Brighton Rd RIPPONLEA 3185 (REI)** Agent Comments



**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 17/08/2023

**Property Type:** Townhouse (Res)

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 - Jellis Craig | P: 03 9593 4500**