

# 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 G03/126 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 \$365,000 & \$400,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Ripponlea

Period - From 26/03/2023 to 25/03/2024 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 | 102/126 Brighton Rd RIPPONLEA 3185 | \$385,000 | 22/05/2023   |
| 2 | G04/126 Brighton Rd RIPPONLEA 3185 | \$400,000 | 21/10/2023   |
| 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: 26/03/2024 16:20



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$365,000 - \$400,000

Median Unit Price

26/03/2023 - 25/03/2024: \$650,000

## Comparable Properties



102/126 Brighton Rd RIPPONLEA 3185 (VG)

Agent Comments

1 bed 0 bath 0 car

Price: \$385,000

Method: Sale

Date: 22/05/2023

Property Type: Subdivided Flat - Single OYO Flat



G04/126 Brighton Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$400,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Apartment

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 - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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