

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

2/194 Manningham Road, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$510,000

Median sale price

Median price \$752,500

Property Type Unit

Suburb Bulleen

Period - From 01/01/2021

to 31/03/2021

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.

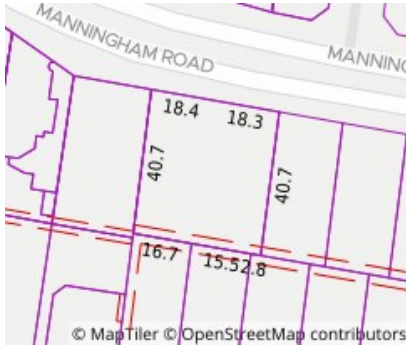
	Address of comparable property	Price	Date of sale
1	102B/164-170 Manningham Rd BULLEEN 3105	\$505,000	07/01/2021
2	G2/181-183 Manningham Rd TEMPLESTOWE LOWER 3107	\$470,500	26/05/2021
3	9/53 John St TEMPLESTOWE LOWER 3107	\$480,000	20/05/2021

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:

16/06/2021 15:43



Property Type: Apartment

Land Size: NA sqm approx

Agent Comments

Comparable Properties



102B/164-170 Manningham Rd BULLEEN 3105 Agent Comments
(REI)



Price: \$505,000

Method: Private Sale

Date: 07/01/2021

Property Type: Apartment

G2/181-183 Manningham Rd TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$470,500

Method: Private Sale

Date: 26/05/2021

Property Type: Townhouse (Res)



9/53 John St TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$480,000

Method: Private Sale

Date: 20/05/2021

Property Type: Apartment