

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

G04/181 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$1,180,000

Property Type Unit

Suburb Templestowe Lower

Period - From 01/07/2024

to 30/09/2024

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	301/330 Manningham Rd DONCASTER 3108	\$567,000	11/12/2024
2	104/181 Manningham Rd TEMPLESTOWE LOWER 3107	\$611,332	03/12/2024
3	G01B/170 Manningham Rd BULLEEN 3105	\$508,000	08/08/2024

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:

23/12/2024 14:07



 2  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000

Median Unit Price

September quarter 2024: \$1,180,000

Comparable Properties



301/330 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$567,000

Method: Private Sale

Date: 11/12/2024

Property Type: Apartment



104/181 Manningham Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  2  1

Price: \$611,332

Method: Private Sale

Date: 03/12/2024

Property Type: Apartment



G01B/170 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 2  2  1

Price: \$508,000

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888