## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	G04/181 Manningham Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### 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 Uni	t	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

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



Date of sale







**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)

2

2

**a** 

**Agent Comments** 

Price: \$567,000 Method: Private Sale Date: 11/12/2024

Property Type: Apartment



104/181 Manningham Rd TEMPLESTOWE LOWER 3107

(REI)

į

**Agent Comments** 

Price: \$611,332 Method: Private Sale Date: 03/12/2024

Property Type: Apartment



G01B/170 Manningham Rd BULLEEN 3105 (REI)

•=

2

2

8

Agent Comments

**Price:** \$508,000 **Method:** Private Sale **Date:** 08/08/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.