

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$670,000

### Median sale price

Median price \$872,500 Property Type Unit Suburb Templestowe Lower

Period - From 11/04/2021 to 10/04/2022 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	G03/330-334 Manningham Rd DONCASTER 3108	\$641,000	09/11/2021
2	12/78 Manningham Rd BULLEEN 3105	\$635,000	19/03/2022
3	104/181 Manningham Rd TEMPLESTOWE LOWER 3107	\$605,000	27/11/2021

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.~~

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Nima Goharpey

03 9842 8000

0425 727 441

nima.goharpey@harcourts.com.au

**Indicative Selling Price**

\$640,000 - \$670,000

**Median Unit Price**

11/04/2021 - 10/04/2022: \$872,500



2 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**G03/330-334 Manningham Rd DONCASTER  
3108 (REI)**

Agent Comments

2 2 1

**Price:** \$641,000

**Method:** Private Sale

**Date:** 09/11/2021

**Property Type:** Apartment



**12/78 Manningham Rd BULLEEN 3105 (REI)**

Agent Comments

2 1 1

**Price:** \$635,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** Apartment



**104/181 Manningham Rd TEMPLESTOWE  
LOWER 3107 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 27/11/2021

**Property Type:** Apartment

**Account - Harcourts Manningham | P: 03 9842 8000**