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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$640,000		&		\$670,000			
Median sale p	rice							
Median price	\$872,500	Pro	operty Type	Unit			Suburb	Templestowe Lower
Period - From	11/04/2021	to	10/04/2022		So	urce	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.

Ade	dress 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.

This Statement of Information was prepared on:

11/04/2022 14:14



G04/181 Manningham Road, Templestowe Lower Vic 3107

<u>H</u>arcourts





Property Type: Apartment Agent Comments 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

Comparable Properties



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



Price: \$641,000 Method: Private Sale Date: 09/11/2021 Property Type: Apartment

12/78 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

Agent Comments





Price: \$635,000 Method: Auction Sale Date: 19/03/2022 Property Type: Apartment



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



Price: \$605,000 Method: Private Sale Date: 27/11/2021 Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000



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Agent Comments