## 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

106/194 Manningham Road, Bulleen Vic 3105

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$510,000		&		\$530,000			
Median sale p	rice							
Median price	\$972,750	Pro	operty Type	Unit			Suburb	Bulleen
Period - From	01/10/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	24/78 Manningham Rd BULLEEN 3105	\$540,000	13/01/2025
2	8/78 Manningham Rd BULLEEN 3105	\$575,000	28/11/2024
3	5/231 High St TEMPLESTOWE LOWER 3107	\$500,000	13/10/2024

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:

11/03/2025 15:41





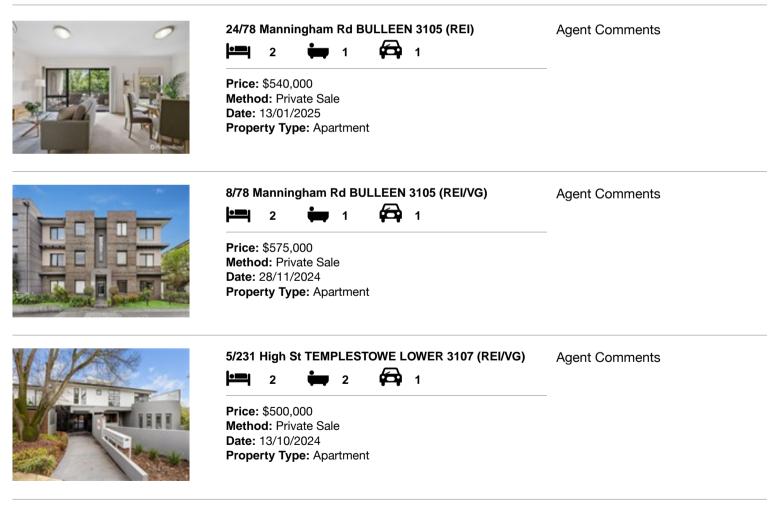




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$510,000 - \$530,000 Median Unit Price December quarter 2024: \$972,750

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888



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