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

11/282 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$730,000		&		\$800,000				
Median sale price									
Median price	\$762,500	Pro	operty Type	Unit			Suburb	Templestowe Lower	
Period - From	01/04/2020	to	30/06/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/114-116 Manningham Rd BULLEEN 3105	\$790,000	24/04/2020
2	1/8 Union St TEMPLESTOWE LOWER 3107	\$750,000	26/05/2020
3			

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:

29/07/2020 19:05







Property Type: Apartment Agent Comments

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> Indicative Selling Price \$730,000 - \$800,000 Median Unit Price June quarter 2020: \$762,500

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Comparable Properties

6/114-116 Manningham Rd BULLEEN 3105 (REI/VG) I 3 I 2 2 2	Agent Comments		
Price: \$790,000 Method: Private Sale Date: 24/04/2020 Property Type: Townhouse (Single)	_		
1/8 Union St TEMPLESTOWE LOWER 3107 (REI/VG) 3 2 1	Agent Comments		
Price: \$750,000 Method: Private Sale Date: 26/05/2020 Rooms: 6 Property Type: Townhouse (Res)			

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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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.