

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

Range between \$730,000 & \$800,000

### Median sale price

Median price \$762,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2020 to 30/06/2020 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	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

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**Indicative Selling Price**

\$730,000 - \$800,000

**Median Unit Price**

June quarter 2020: \$762,500



3 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties

6/114-116 Manningham Rd BULLEEN 3105  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$790,000

**Method:** Private Sale

**Date:** 24/04/2020

**Property Type:** Townhouse (Single)



1/8 Union St TEMPLESTOWE LOWER 3107  
(REI/VG)

Agent Comments

3 2 1

**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.