

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

104/181 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$610,000

Median sale price*

Median price \$870,000 Property Type Unit Suburb Templestowe Lower

Period - From 21/04/2021 to 21/10/2021 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	50a Ayr St DONCASTER 3108	\$645,000	14/10/2021
2	303/170 Manningham Rd BULLEEN 3105	\$590,000	05/07/2021
3	18/316 Manningham Rd DONCASTER 3108	\$561,000	22/06/2021

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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Lorenzo Centofanti

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Indicative Selling Price

\$570,000 - \$610,000

Median Unit Price *

21/04/2021 - 21/10/2021: \$870,000

* Agent calculated median



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



50a Ayr St DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$645,000

Method: Private Sale

Date: 14/10/2021

Property Type: Apartment

Land Size: 93 sqm approx

303/170 Manningham Rd BULLEEN 3105 (VG)

Agent Comments

 2  -  -

Price: \$590,000

Method: Sale

Date: 05/07/2021

Property Type: Flat/Unit/Apartment (Res)

18/316 Manningham Rd DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$561,000

Method: Sale

Date: 22/06/2021

Property Type: Strata Unit/Flat

Account - Parkes Property | P: 9840 1111 | F: 9840 1570