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

4/57 Manningham Road, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquo	ting			
Range betweer	\$660,000		&		\$720,00	D			
Median sale price									
Median price	\$1,215,000	Pro	operty Type	Том	nhouse		Suburb	Bulleen	
Period - From	10/04/2023	to	09/04/2024		Sc	ource	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	12 King St BULLEEN 3105	\$720,000	25/11/2023
2	4/207 Manningham Rd TEMPLESTOWE LOWER 3107	\$715,000	22/11/2023
3	2/100 Manningham Rd BULLEEN 3105	\$660,000	22/11/2023

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:

10/04/2024 18:22







Property Type: Townhouse Agent Comments

Indicative Selling Price \$660,000 - \$720,000 Median Townhouse Price 10/04/2023 - 09/04/2024: \$1,215,000

Comparable Properties



12 King St BULLEEN 3105 (REI/VG)



Price: \$720,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit Land Size: 254 sqm approx

Agent Comments

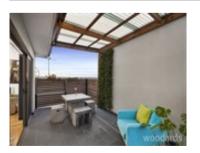
Agent Comments

Agent Comments

4/207 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)



Price: \$715,000 Method: Private Sale Date: 22/11/2023 Property Type: Townhouse (Res)



2/100 Manningham Rd BULLEEN 3105 (REI/VG)



Price: \$660,000 Method: Private Sale Date: 22/11/2023 Property Type: Townhouse (Single)

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



propertydata

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