

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

6/207 Manningham Road, Templestowe Lower

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$ 699,000

Median sale priceMedian price

\$1,603,000

Property type

House

Suburb

Templestowe Lower

Period - From

01/01/2022

to

31/03/2022

Source

REIV

Comparable property sales

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 2/75 Manningham Road, Bulleen	\$ 700,000	11/04/2022
2 3/38-42 Thompsons Road, Bulleen	\$ 780,000	30/04/2022
3 2/2 Feathertop Avenue, Templestowe Lower	\$ 670,000	2/04/2022

This Statement of Information was prepared on:

27/06/2022

Comparable properties



\$700,000

2/75 Manningham Road, Bulleen, Victoria

DATE: 11/04/2022

PROPERTY TYPE: UNIT

 2  1
 1  sqm



\$780,000

3/38-42 Thompsons Road, Bulleen, Victoria

DATE: 30/04/2022

PROPERTY TYPE: UNIT

 2  1
 1  sqm



\$670,000

2/2 Feathertop Avenue, Templestowe Lower, Victoria

DATE: 2/04/2022

PROPERTY TYPE: UNIT

 2  1
 1  sqm x

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21 days on market



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