

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 134 Manningham Road, Bulleen, VIC 3105

Indicative selling price

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

Price Range \$1,150,000 & \$1,220,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Bulleen (3105)

Period - From 08/09/2022 to 08/09/2023 Source Realestate

Comparable property sales

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 RUSSELL STREET, BULLEEN VIC 3105	\$1,190,000	05/03/2023
176 TEMPLESTOWE ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,185,000	06/10/2023
53 MANNINGHAM ROAD, BULLEEN VIC 3105	\$1,160,000	05/09/2023

This Statement of Information was prepared on: 08/09/2023