

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

234 Manningham Road, Templestowe Lowe VIC 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$1,175,000

Median sale priceMedian price

\$1,300,000

House

X

Suburb

Templestowe Lower

Period - From

OCT 17

 to

DEC 17

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. 213 Manningham Road, Templestowe Lower VIC 3107	\$1,460,000	19.10.2017
2. 72 Manningham Road, Bulleen VIC 3105	\$1,379,088	06.11.2017
3. 134 Manningham Road, Bulleen VIC 3105	\$1,182,000	16.12.2017



The best price for your property

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Comparable Properties



213 Manningham Road, Templestowe Lower,

 **3**
 **2**
 **2**

Price: \$1,460,000

Date: 19.10.2017

Rooms: 5

Property Type: House

Land Size: 750m2



72 Manningham Road, Bulleen, Victoria, 3105

 **2**
 **1**
 **2**

Price: \$1,397,088

Date: 06.11.2017

Rooms:

Property Type: House

Land Size: 694m2



134 Manningham Road, Bulleen, Victoria, 3105

 **3**
 **2**
 **3**

Price: \$1,182,000

Date: 16.12.2017

Rooms:

Property Type: House

Land Size: 669m2

The Hudson Bond Difference



Modern Marketing

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.



Best Price Guarantee

If your house sells for less, then you pay **nothing**. We don't mislead you with a high quote just to win your business.



A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.