

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

53 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,049,000

Median sale price

Median price \$1,077,000

House

X

Unit

Suburb

Bulleen

Period - From 01/07/2018

to

30/06/2019

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	31 Dale St BULLEEN 3105	\$1,080,000	02/07/2019
2	22 Mincha Av TEMPLESTOWE LOWER 3107	\$1,068,500	06/07/2019
3	37 Manningham Rd BULLEEN 3105	\$960,000	14/06/2019

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.



4
 2
 2

Rooms:**Property Type:** House**Land Size:** 742.981 sqm approx

Agent Comments

Indicative Selling Price

\$1,049,000

Median House Price

Year ending June 2019: \$1,077,000

Comparable Properties

**31 Dale St BULLEEN 3105 (REI)**

Agent Comments

4
 3
 5

Price: \$1,080,000**Method:** Private Sale**Date:** 02/07/2019**Rooms:** -**Property Type:** House**Land Size:** 725 sqm approx**22 Mincha Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

3
 2
 1

Price: \$1,068,500**Method:** Auction Sale**Date:** 06/07/2019**Rooms:** 8**Property Type:** House (Res)**Land Size:** 650 sqm approx**37 Manningham Rd BULLEEN 3105 (REI/VG)**

Agent Comments

4
 1
 2

Price: \$960,000**Method:** Sold Before Auction**Date:** 14/06/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 655 sqm approx