

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

2/78 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$545,000

&

\$595,000

Median sale price

Median price

\$976,500

Property Type

Unit

Suburb

Bulleen

Period - From

01/10/2022

to

31/12/2022

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	16/78 Manningham Rd BULLEEN 3105	\$557,500	03/10/2022
2			
3			

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:

14/02/2023 17:51

2/78 Manningham Road, Bulleen Vic 3105



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Indicative Selling Price

\$545,000 - \$595,000

Median Unit Price

December quarter 2022: \$976,500



Property Type: Apartment

Agent Comments

Comparable Properties



**16/78 Manningham Rd BULLEEN 3105
(REI/VG)**

Agent Comments



Price: \$557,500

Method: Private Sale

Date: 03/10/2022

Property Type: Apartment

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.

Account - Barry Plant | P: 03 9842 8888



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