

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

172 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,314,500 Property Type House Suburb Bulleen

Period - From 01/01/2024 to 31/03/2024 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	2 Ronald Av BULLEEN 3105	\$1,200,000	24/12/2023
2	87 Helene St BULLEEN 3105	\$1,200,000	17/04/2024
3	344 Manningham Rd DONCASTER 3108	\$1,300,000	11/05/2024

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: 29/05/2024 12:17



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Property Type: House
Land Size: 763 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2024: \$1,314,500

Comparable Properties



2 Ronald Av BULLEEN 3105 (REI/VG)

Agent Comments

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Price: \$1,200,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 738 sqm approx



87 Helene St BULLEEN 3105 (REI/VG)

Agent Comments

2 1 -

Price: \$1,200,000
Method: Private Sale
Date: 17/04/2024
Property Type: House
Land Size: 649 sqm approx



344 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)

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