

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

\$1,200,000

Median sale price

Median price

\$1,340,000

Property Type

House

Suburb

Bulleen

Period - From

01/04/2022

to

31/03/2023

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	27 Edgevale Rd BULLEEN 3105	\$1,206,800	17/11/2022
2	9 Dumossa Av BULLEEN 3105	\$1,195,000	22/03/2023
3	21 Balwyn Rd BULLEEN 3105	\$1,185,000	03/05/2023

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:

08/05/2023 09:50



3 1 2

Property Type: House (Res)

Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000

Median House Price

Year ending March 2023: \$1,340,000

Comparable Properties



27 Edgevale Rd BULLEEN 3105 (REI/VG)

Agent Comments

3 3 2

Price: \$1,206,800

Method: Private Sale

Date: 17/11/2022

Property Type: House

Land Size: 688 sqm approx



9 Dumossa Av BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$1,195,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 780 sqm approx



21 Balwyn Rd BULLEEN 3105 (REI)

Agent Comments

2 1 1

Price: \$1,185,000

Method: Private Sale

Date: 03/05/2023

Property Type: House

Land Size: 602 sqm approx