

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

32 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,140,000

House

X

Unit

Suburb

Bulleen

Period - From

01/01/2019

to

31/03/2019

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	37 Manningham Rd BULLEEN 3105	\$960,000	14/06/2019
2	9 Harold St BULLEEN 3105	\$949,000	29/04/2019
3	48 Summit Dr BULLEEN 3105	\$945,000	08/04/2019

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.



 3  1  6

Rooms:
Property Type: House (Res)
Land Size: 772 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 March quarter 2019: \$1,140,000

Comparable Properties



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



9 Harold St BULLEEN 3105 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$949,000
Method: Private Sale
Date: 29/04/2019
Rooms: 7
Property Type: House
Land Size: 737 sqm approx



48 Summit Dr BULLEEN 3105 (REI/VG) [Agent Comments](#)

 3  1  -

Price: \$945,000
Method: Private Sale
Date: 08/04/2019
Rooms: 6
Property Type: House
Land Size: 760 sqm approx