

## 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](http://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