

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

204/181 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Templestowe Lower

Period - From 20/03/2022 to 19/03/2023 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	22/316 Manningham Rd DONCASTER 3108	\$530,000	01/03/2023
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: 20/03/2023 16:48

204/181 Manningham Road, Templestowe Lower Vic 3107

Harcourts

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Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

20/03/2022 - 19/03/2023: \$850,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



22/316 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$530,000

Method: Private Sale

Date: 01/03/2023

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 - Harcourts Manningham | P: 03 9842 8000



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