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	198 Manningham Road, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,199,000

Median sale price

Median price	\$1,390,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/04/2022	to	30/06/2022		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

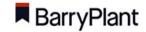
Add	dress of comparable property	Price	Date of sale
1	337 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,288,800	17/05/2022
2	230 Manningham Rd TEMPLESTOWE LOWER 3107	\$1,188,000	26/04/2022
3	172 Manningham Rd BULLEEN 3105	\$1,125,000	04/05/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/10/2022 15:06





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Indicative Selling Price \$1,199,000 **Median House Price**

June quarter 2022: \$1,390,000



Property Type: House (Res) Land Size: 743 sqm approx

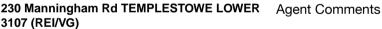
Agent Comments

Comparable Properties



337 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Price: \$1,288,800 Method: Private Sale Date: 17/05/2022 Property Type: House Land Size: 716 sqm approx Agent Comments



Price: \$1,188,000

Method: Sold Before Auction

Date: 26/04/2022

Property Type: House (Res) Land Size: 636 sqm approx

Agent Comments



172 Manningham Rd BULLEEN 3105 (REI/VG)

Price: \$1,125,000 Method: Private Sale Date: 04/05/2022

Property Type: House (Res) Land Size: 769 sqm approx

Account - Barry Plant | P: 03 9842 8888



