

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

198 Manningham Road, Bulleen Vic 3105

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

Property 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	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 comparable properties 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



 4  2  2

Property Type: House (Res)

Land Size: 743 sqm approx

Agent Comments

Comparable Properties



337 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,288,800

Method: Private Sale

Date: 17/05/2022

Property Type: House

Land Size: 716 sqm approx



230 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,188,000

Method: Sold Before Auction

Date: 26/04/2022

Property Type: House (Res)

Land Size: 636 sqm approx



172 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,125,000

Method: Private Sale

Date: 04/05/2022

Property Type: House (Res)

Land Size: 769 sqm approx