

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

2/207 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$1,010,000 House Unit X Suburb Templestowe Lower

Period - From 01/04/2017 to 30/06/2017 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		
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.

2/207 Manningham Road, Templestowe Lower Vic 3107



Mark Di Giulio

9842 8888

0407 863 179

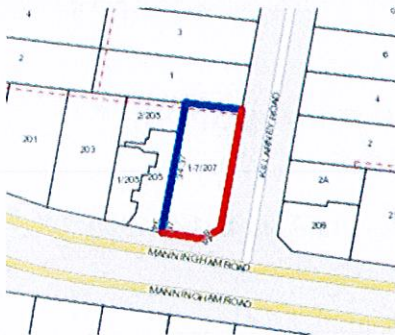
mdigiulio@barryplant.com.au

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

June quarter 2017: \$1,010,000



Rooms:

Property Type: Townhouse

Land Size: 130 sqm approx

Agent Comments

Comparable Properties

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Statement of Information

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Property offered for sale

Address Including suburb and postcode	1/207 Manningham Road, Templestowe Lower Vic 3107
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Indicative selling price

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

Range between	\$560,000	&	\$610,000
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Median sale price

Median price	\$1,010,000	House		Unit	X	Suburb	Templestowe Lower
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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2		
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OR

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 2  2  1

Rooms:
Property Type: Unit
Land Size: 130 sqm approx
Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

June quarter 2017: \$1,010,000

Comparable Properties



1/57 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  1

Price: \$592,500
Method: Private Sale
Date: 25/02/2017
Rooms: -
Property Type: Unit



2/57 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  1

Price: \$592,000
Method: Private Sale
Date: 21/03/2017
Rooms: 4
Property Type: Unit

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.