

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

102/181 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$857,500

Property Type

Unit

Suburb

Templestowe Lower

Period - From

10/11/2021

to

09/11/2022

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	108/195 Thompsons Rd BULLEEN 3105	\$457,000	24/07/2022
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:

10/11/2022 14:22

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

10/11/2021 - 09/11/2022: \$857,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



108/195 Thompsons Rd BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$457,000

Method: Private Sale

Date: 24/07/2022

Rooms: 2

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.