

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,465,000

Property Type

House

Suburb

Bulleen

Period - From

01/01/2022

to

31/03/2022

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	178 Thompsons Rd BULLEEN 3105	\$1,275,000	29/01/2022
3	230 Manningham Rd TEMPLESTOWE LOWER 3107	\$1,188,000	26/04/2022

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:

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2022: \$1,465,000



Property Type: House

Land Size: 743 sqm approx

Agent Comments

Comparable Properties



**337 Thompsons Rd TEMPLESTOWE LOWER
3107 (REI)**

Agent Comments



Price: \$1,288,800

Method: Private Sale

Date: 17/05/2022

Property Type: House

Land Size: 716 sqm approx



178 Thompsons Rd BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 29/01/2022

Property Type: House (Res)

Land Size: 698 sqm approx



**230 Manningham Rd TEMPLESTOWE LOWER
3107 (REI)**

Agent Comments



Price: \$1,188,000

Method: Sold Before Auction

Date: 26/04/2022

Property Type: House (Res)

Land Size: 636 sqm approx

Account - Barry Plant | P: 03 9842 8888