

# 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

144-146 Manningham Road, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$890,000

### Median sale price

Median price \$1,327,000 Property Type House Suburb Bulleen

Period - From 01/01/2023 to 31/03/2023 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 | 176 Templestowe Rd TEMPLESTOWE LOWER 3107 | \$1,185,000 | 10/06/2023   |
| 2 | 53 Manningham Rd BULLEEN 3105             | \$1,160,000 | 09/05/2023   |
| 3 | 141 Thompsons Rd BULLEEN 3105             | \$955,000   | 11/03/2023   |

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:

16/06/2023 11:25



**Property Type:** House

**Land Size:** 645 sqm approx

**Agent Comments**

## Comparable Properties



**176 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**



**Price:** \$1,185,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**53 Manningham Rd BULLEEN 3105 (REI)** **Agent Comments**



**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 09/05/2023

**Property Type:** House

**Land Size:** 743 sqm approx



**141 Thompsons Rd BULLEEN 3105 (REI/VG)** **Agent Comments**



**Price:** \$955,000

**Method:** Auction Sale

**Date:** 11/03/2023

**Property Type:** House (Res)

**Land Size:** 557 sqm approx