

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 1/57 MANNINGHAM ROAD, Bulleen, VIC 3105

Indicative selling price

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

Price Range

\$760,000

&

\$820,000

Median sale price

Median price

\$675,000

Property Type

House

Suburb

Bulleen (3105)

Period - From

01/01/2024

to

31/12/2024

Source

Real Estate

Comparable property sales

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

| | | |
|---------------------------------------------------|-----------|------------|
| 5/207 MANNINGHAM ROAD, TEMPLESTOWE LOWER VIC 3107 | \$723,000 | 23/12/2024 |
| 2/62-64 MANNINGHAM ROAD, BULLEEN VIC 3105 | \$760,000 | 30/07/2024 |
| 4/57 MANNINGHAM ROAD, BULLEEN VIC 3105 | \$700,000 | 07/05/2024 |

This Statement of Information was prepared on: 16/01/2025