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

3/62-64 Manningham Road, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$700,000		&		\$760,000			
Median sale price								
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Bulleen
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/3 Venn Mews TEMPLESTOWE LOWER 3107	\$855,000	09/11/2024
2	5/207 Manningham Rd TEMPLESTOWE LOWER 3107	\$723,000	23/12/2024
3	2/62-64 Manningham Rd BULLEEN 3105	\$760,000	30/07/2024

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:

14/01/2025 14:58









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$700,000 - \$760,000 Median Unit Price September quarter 2024: \$600,000

Comparable Properties

1/3 Venn Mews TEMPLESTOWE LOWER 3107 (REI) 2 2 2 1	Agent Comments		
Price: \$855,000 Method: Date: 09/11/2024 Property Type: Townhouse (Single)			
5/207 Manningham Rd TEMPLESTOWE LOWER 3107 (REI) 2 2 2 2 1 Price: \$723,000 Method: Private Sale Date: 23/12/2024 Property Type: Townhouse (Single)	Agent Comments		
2/62-64 Manningham Rd BULLEEN 3105 (REI) 2 1 1 1 Price: \$760,000 Method: Private Sale Date: 30/07/2024 Property Type: Townhouse (Res)	Agent Comments		

Account - Barry Plant | P: 03 9842 8888



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