

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 between \$700,000 & \$760,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Bulleen

Period - From 01/07/2024 to 30/09/2024 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	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



 2  1  1

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)

Agent Comments

 2  2  1

Price: \$855,000

Method:

Date: 09/11/2024

Property Type: Townhouse (Single)



5/207 Manningham Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  2  1

Price: \$723,000

Method: Private Sale

Date: 23/12/2024

Property Type: Townhouse (Single)



2/62-64 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  1

Price: \$760,000

Method: Private Sale

Date: 30/07/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888