

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44/78 MANNINGHAM ROAD, BULLEEN, VIC 3105

Indicative selling price

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

Single price

or range between

\$580,000

&

\$620,000

Median sale price

Median price

\$895,878

Property Type

Apartment

Suburb

BULLEEN, VIC 3105

Period - From

08/24

to

02/25

Source

Corleogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

8/78 MANNINGHAM ROAD BULLEEN VIC 3105

\$575,000

28/11/2024

3/63-65 MANNINGHAM ROAD BULLEEN VIC 3105

\$600,000

25/08/2024

24/78 MANNINGHAM ROAD BULLEEN VIC 3105

\$540,000

13/01/2025

This Statement of Information was prepared on: 27/02/2025