

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

8/78 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$560,000

&

\$600,000

Median sale price

Median price

\$802,400

Property Type

Unit

Suburb

Bulleen

Period - From

01/04/2024

to

30/06/2024

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	3/63-65 Manningham Rd BULLEEN 3105	\$600,000	11/09/2024
2	305/164 Manningham Rd BULLEEN 3105	\$562,000	01/06/2024
3			

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:

26/09/2024 09:31



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

June quarter 2024: \$802,400

Comparable Properties



3/63-65 Manningham Rd BULLEEN 3105 (REI) Agent Comments



Price: \$600,000

Method: Private Sale

Date: 11/09/2024

Property Type: Unit

305/164 Manningham Rd BULLEEN 3105 (VG) Agent Comments



Price: \$562,000

Method: Sale

Date: 01/06/2024

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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