

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

27 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,215,000

Property Type

House

Suburb

Bulleen

Period - From

01/10/2019

to

30/09/2020

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	11 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,181,000	18/12/2020
2	7 St Andrews Cr BULLEEN 3105	\$1,177,000	23/12/2020
3	28 Pinnacle Cr BULLEEN 3105	\$1,177,000	14/11/2020

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:

13/01/2021 15:05



Property Type:

Agent Comments

Comparable Properties

11 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,181,000

Method: Private Sale

Date: 18/12/2020

Property Type: House (Res)



7 St Andrews Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,177,000

Method: Auction Sale

Date: 23/12/2020

Property Type: House (Res)

Land Size: 698 sqm approx



28 Pinnacle Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,177,000

Method: Auction Sale

Date: 14/11/2020

Rooms: 5

Property Type: House (Res)

Land Size: 806 sqm approx