

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

31/78 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$455,000

&

\$500,500

Median sale price

Median price

\$683,750

Unit

X

Suburb

Bulleen

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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.



 2  1  1

Rooms:

Property Type: Apartment

Land Size: 236 sqm

Agent Comments

Indicative Selling Price

\$455,000 - \$500,500

Median Unit Price

March quarter 2017: \$683,750

Comparable Properties



4/121 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  2

Price: \$475,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 3

Property Type: Apartment

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.