

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

147 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,485,000

Median sale price

Median price \$1,260,000

House

X

Unit

Suburb Bulleen

Period - From 01/01/2018

to 31/03/2018

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	29 Rosa St TEMPLESTOWE LOWER 3107	\$1,500,000	24/03/2018
2	24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,430,000	19/01/2018
3	8 Ernst St DONCASTER 3108	\$1,413,000	14/04/2018

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 844 sqm approx
Agent Comments

Indicative Selling Price
 \$1,485,000
Median House Price
 March quarter 2018: \$1,260,000

Comparable Properties



29 Rosa St TEMPLESTOWE LOWER 3107
 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 749 sqm approx



24 Sunhill Rd TEMPLESTOWE LOWER 3107
 (REI)

Agent Comments

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Price: \$1,430,000
Method: Private Sale
Date: 19/01/2018
Rooms: -
Property Type: House (Res)



8 Ernst St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,413,000
Method: Auction Sale
Date: 14/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 730 sqm approx