## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	147 Manningham Road, Bulleen Vic 3105
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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#### Median sale price

Median price \$1,060,000	Property Type	House	Suburb	Bulleen
Period - From 01/10/2020	to 31/12/2020	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

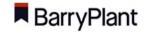
Address of comparable property		Price	Date of sale
1	6 Buckingham Cr DONCASTER 3108	\$1,403,000	12/12/2020
2	54 Harold St BULLEEN 3105	\$1,360,000	25/02/2021
3	2 Mason Ct TEMPLESTOWE LOWER 3107	\$1,315,000	27/03/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/03/2021 14:43









Rooms: 5

**Property Type:** House (Res) **Land Size:** 844 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price

December quarter 2020: \$1,060,000

## Comparable Properties



6 Buckingham Cr DONCASTER 3108 (REI)

4



**2** 2

**Price:** \$1,403,000 **Method:** Auction Sale **Date:** 12/12/2020

**Property Type:** House (Res) **Land Size:** 725 sqm approx

Agent Comments



54 Harold St BULLEEN 3105 (REI)

4



**6** 

Price: \$1,360,000 Method: Private Sale Date: 25/02/2021

Property Type: House (Res)

**Agent Comments** 



2 Mason Ct TEMPLESTOWE LOWER 3107

(REI)

**-**4





*₽* 2

Price: \$1,315,000 Method: Auction Sale Date: 27/03/2021

**Property Type:** House (Res) **Land Size:** 783 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



