

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

27/78 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$715,500

Property Type

Unit

Suburb

Bulleen

Period - From

01/10/2021

to

31/12/2021

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	104A/164 Manningham Rd BULLEEN 3105	\$540,000	11/08/2021
2	202B/170 Manningham Rd BULLEEN 3105	\$528,000	19/08/2021
3	G08A/164 Manningham Rd BULLEEN 3105	\$500,000	22/10/2021

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:

07/02/2022 15:39



Property Type: Apartment

Land Size: NA sqm approx

Agent Comments

Comparable Properties



104A/164 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 11/08/2021

Property Type: Apartment



202B/170 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$528,000

Method: Private Sale

Date: 19/08/2021

Property Type: Apartment



G08A/164 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 22/10/2021

Property Type: Apartment