## 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

G09/194-196 Manningham Road, Bulleen Vic 3105

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$515,000		&		\$565,000			
Median sale pi	rice							
Median price	\$868,888	Pro	operty Type	Unit			Suburb	Bulleen
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2/215 High St TEMPLESTOWE LOWER 3107	\$556,000	05/10/2019
2	4/215 High St TEMPLESTOWE LOWER 3107	\$548,000	20/07/2019
3	3/215 High St TEMPLESTOWE LOWER 3107	\$525,500	15/06/2019

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:

22/10/2019 15:13







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$515,000 - \$565,000 Median Unit Price Year ending September 2019: \$868,888

# **Comparable Properties**



**Price:** \$556,000 **Method:** Auction Sale **Date:** 05/10/2019 **Rooms:** 3

Property Type: Apartment

(REI)

2/215 High St TEMPLESTOWE LOWER 3107

**1** 



4/215 High St TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$548,000 Method: Auction Sale Date: 20/07/2019 Property Type: Apartment



3/215 High St TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$525,500 Method: Auction Sale Date: 15/06/2019 Rooms: 4 Property Type: Unit

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments