

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 205A/164 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 \$852,500 Property Type Unit Suburb Bulleen

Period - From 01/07/2018 to 30/06/2019 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	23/316-318 Manningham Rd DONCASTER 3108	\$535,000	03/04/2019
2	3/194 Manningham Rd BULLEEN 3105	\$535,000	14/05/2019
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: 16/09/2019



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2019: \$852,500

Comparable Properties



**23/316-318 Manningham Rd DONCASTER
3108 (REI/VG)**

Agent Comments

2 2 1

Price: \$535,000

Method: Private Sale

Date: 03/04/2019

Property Type: Apartment

3/194 Manningham Rd BULLEEN 3105 (VG)

Agent Comments

2 - -

Price: \$535,000

Method: Sale

Date: 14/05/2019

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

2 2 1

Price: \$525,500

Method: Auction Sale

Date: 15/06/2019

Rooms: 4

Property Type: Unit