Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	103/181 Manningham Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$620,000 & \$670,000	Range between	\$620,000	&	\$670,000
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Median sale price

Median price	\$1,032,500	Pro	perty Type Uni	t		Suburb	Templestowe Lower
Period - From	01/07/2023	to	30/09/2023	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	G03/399 Manningham Rd DONCASTER 3108	\$694,000	16/08/2023
2	403/330 Manningham Rd DONCASTER 3108	\$687,800	08/09/2023
3	304/181 Manningham Rd TEMPLESTOWE LOWER 3107	\$565,000	10/10/2023

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:	18/12/2023 11:49



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$620,000 - \$670,000 **Median Unit Price** September quarter 2023: \$1,032,500

Comparable Properties

G03/399 Manningham Rd DONCASTER 3108

(REI)

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Price: \$694,000 Method:

Date: 16/08/2023

Property Type: Apartment

Agent Comments

403/330 Manningham Rd DONCASTER 3108

(VG)





Price: \$687,800 Method: Sale Date: 08/09/2023

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments



LOWER 3107 (REI)

Method: Private Sale Date: 10/10/2023

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Price: \$565,000

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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