

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 103/181 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$1,032,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/07/2023 to 30/09/2023 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	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



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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)

Agent Comments

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Price: \$694,000

Method:

Date: 16/08/2023

Property Type: Apartment

403/330 Manningham Rd DONCASTER 3108 (VG)

Agent Comments

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Price: \$687,800

Method: Sale

Date: 08/09/2023

Property Type: Strata Unit/Flat



304/181-183 Manningham Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

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Price: \$565,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888