

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 103B/170 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 \$1,132,500 Property Type Unit Suburb Bulleen

Period - From 01/07/2022 to 30/06/2023 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	204/181 Manningham Rd TEMPLESTOWE LOWER 3107	\$546,500	14/04/2023
2	22/316 Manningham Rd DONCASTER 3108	\$530,000	01/03/2023
3			

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: 16/08/2023 16:08

103B/170 Manningham Road, Bulleen Vic 3105

**Jellis
Craig**

Anthony Pittas

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2023: \$1,132,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



**204/181 Manningham Rd TEMPLESTOWE
LOWER 3107 (REI/VG)**

Agent Comments

 2  2  1

Price: \$546,500

Method: Private Sale

Date: 14/04/2023

Property Type: Apartment



**22/316 Manningham Rd DONCASTER 3108
(REI/VG)**

Agent Comments

 2  2  1

Price: \$530,000

Method: Private Sale

Date: 01/03/2023

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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