

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

106/164 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$550,000

 &

\$600,000

Median sale price

Median price

\$1,033,415

 Property Type

Unit

 Suburb

Bulleen

Period - From

01/10/2023

 to

31/12/2023

 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	403/330 Manningham Rd DONCASTER 3108	\$687,800	08/09/2023
2	11/53 John St TEMPLESTOWE LOWER 3107	\$665,000	06/09/2023
3	103b/170 Manningham Rd BULLEEN 3105	\$515,000	29/09/2023

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:

06/03/2024 11:06



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

December quarter 2023: \$1,033,415

Comparable Properties



403/330 Manningham Rd DONCASTER 3108
(REI/VG)

Agent Comments

 2  2  1

Price: \$687,800

Method: Private Sale

Date: 08/09/2023

Property Type: Apartment



11/53 John St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 2  2  1

Price: \$665,000

Method: Private Sale

Date: 06/09/2023

Property Type: Apartment



103b/170 Manningham Rd BULLEEN 3105
(REI)

Agent Comments

 2  2  1

Price: \$515,000

Method: Private Sale

Date: 29/09/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888