

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address Including suburb and postcode 110-112 Manningham Road, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
110 Manningham Road, Bulleen		Or range between	\$1,100,000		\$1,200,000
112 Manningham Road, Bulleen		Or range between	\$1,100,000		\$1,200,000
		Or range between			
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$1,157,500

Suburb Bulleen

Period - From 01/01/2024

to 31/03/2024

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
110 Manningham Road, Bulleen	11 Mangan St BULLEEN 3105	\$1,175,000	17/01/2024
	2 Ronald Av BULLEEN 3105	\$1,200,000	24/12/2023

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
112 Manningham Road, Bulleen	229 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,168,000	09/03/2024
	89 Thompsons Rd BULLEEN 3105	\$1,230,000	19/01/2024

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

16/04/2024 11:29