

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 2/130 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$1,157,500 Property Type Unit 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 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 | 1/4 Darryl St BULLEEN 3105 | \$998,000 | 13/03/2024 |
| 2 | 1/1 Derreck Av BULLEEN 3105 | \$970,000 | 23/02/2024 |
| 3 | 7/1 Lakeview Tce TEMPLESTOWE LOWER 3107 | \$910,000 | 23/03/2024 |

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: 13/06/2024 14:32



Property Type:
Agent Comments

Indicative Selling Price
\$895,000 - \$980,000
Median Unit Price
March quarter 2024: \$1,157,500

Comparable Properties



1/4 Darryl St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$998,000
Method: Private Sale
Date: 13/03/2024
Property Type: Townhouse (Res)
Land Size: 239 sqm approx



1/1 Derreck Av BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$970,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Townhouse (Res)



7/1 Lakeview Tce TEMPLESTOWE LOWER
3107 (REI)

Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408