

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 2/62-64 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,044,208 Property Type Unit Suburb Bulleen

Period - From 01/04/2023 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	2/1 Derreck Av BULLEEN 3105	\$804,800	17/06/2024
2	4/13 Kampman St BULLEEN 3105	\$800,000	11/04/2024
3	4/57 Manningham Rd BULLEEN 3105	\$700,000	07/05/2024

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: 04/07/2024 14:06

2/62-64 Manningham Road, Bulleen Vic 3105

**Jellis
Craig**

Anthony Pittas

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending March 2024: \$1,044,208



 2  1  1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/1 Derreck Av BULLEEN 3105 (REI)

Agent Comments

 2  2  1

Price: \$804,800

Method: Expression of Interest

Date: 17/06/2024

Property Type: Townhouse (Res)



4/13 Kampman St BULLEEN 3105 (REI/VG)

Agent Comments

 2  1  2

Price: \$800,000

Method: Private Sale

Date: 11/04/2024

Property Type: Townhouse (Res)



4/57 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  1

Price: \$700,000

Method: Private Sale

Date: 07/05/2024

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888



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