

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	3/63 -65 Manningham Road, Bulleen Vic 3105
---	--

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$950,000"/>	Property Type	<input type="text" value="Unit"/>	Suburb	<input type="text" value="Bulleen"/>
Period - From	<input type="text" value="10/05/2023"/>	to	<input type="text" value="09/05/2024"/>	Source	<input type="text" value="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	3/12a Lincoln Dr BULLEEN 3105	\$720,000	20/04/2024
2			
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:

3/63 -65 Manningham Road, Bulleen Vic 3105



Rooms: 3
Property Type: Unit
Land Size: 120.751 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Unit Price
10/05/2023 - 09/05/2024: \$950,000

Comparable Properties



3/12a Lincoln Dr BULLEEN 3105 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 20/04/2024
Property Type: Unit
Land Size: 146 sqm approx

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 - Woodards | P: 03 9481 0633 | F: 0394821491



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.