

# 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

4/57 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)

Range between

\$660,000

&

\$720,000

### Median sale price

Median price

\$1,215,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

10/04/2023

to

09/04/2024

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	12 King St BULLEEN 3105	\$720,000	25/11/2023
2	4/207 Manningham Rd TEMPLESTOWE LOWER 3107	\$715,000	22/11/2023
3	2/100 Manningham Rd BULLEEN 3105	\$660,000	22/11/2023

**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:

10/04/2024 18:22

4/57 Manningham Road, Bulleen Vic 3105



 2  1  1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$660,000 - \$720,000

**Median Townhouse Price**

10/04/2023 - 09/04/2024: \$1,215,000

## Comparable Properties



**12 King St BULLEEN 3105 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Unit

**Land Size:** 254 sqm approx



**4/207 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Townhouse (Res)



**2/100 Manningham Rd BULLEEN 3105 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Townhouse (Single)

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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