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	304/181 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $1,080,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2022 to 31/03/2023 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	2/78 Manningham Rd BULLEEN 3105	$610,000	17/03/2023
2	204/181 Manningham Rd TEMPLESTOWE LOWER 3107	$546,500	14/04/2023
3	22/316 Manningham Rd DONCASTER 3108	$530,000	01/03/2023

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: 23/06/2023 11:11

304/181 Manningham Road, Templestowe Lower Vic 3107

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
Year ending March 2023: $1,080,000

Comparable Properties



2/78 Manningham Rd BULLEEN 3105 (REI/VG)

2 1 2

Price: $610,000
Method: Private Sale
Date: 17/03/2023
Property Type: Apartment

Agent Comments



204/181 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)

2 2 1

Price: $546,500
Method: Private Sale
Date: 14/04/2023
Property Type: Apartment

Agent Comments



22/316 Manningham Rd DONCASTER 3108 (REI/VG)

2 2 1

Price: $530,000
Method: Private Sale
Date: 01/03/2023
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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