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	206 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between $1,080,000 & $1,180,000

Median sale price

Median price $1,350,000 Property Type House Suburb Bulleen

Period - From 01/07/2023 to 30/06/2024 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	9 Eucalypt Av TEMPLESTOWE LOWER 3107	$1,220,000	24/05/2024
2	7 Heather Gr TEMPLESTOWE LOWER 3107	$1,295,000	16/05/2024
3	26 Moresby Av BULLEEN 3105	$1,193,500	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: 30/07/2024 16:36

206 Manningham Road, Bulleen Vic 3105

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4 2 2

Property Type: House
Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000 - $1,180,000
Median House Price
Year ending June 2024: $1,350,000

Comparable Properties



9 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,220,000
Method: Private Sale
Date: 24/05/2024
Property Type: House

Agent Comments



7 Heather Gr TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,295,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 728 sqm approx

Agent Comments



26 Moresby Av BULLEEN 3105 (REI)

4 2 1

Price: $1,193,500
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments

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