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	15 Mangan Street, Bulleen Vic 3105

Indicative selling price

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

Range between $850,000 & $930,000

Median sale price

Median price $1,357,500 Property Type House 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	140 Manningham Rd BULLEEN 3105	$885,000	23/02/2024
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: 24/05/2024 10:36

15 Mangan Street, Bulleen Vic 3105

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3 1 2

Property Type: House
Land Size: 415 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median House Price
Year ending March 2024: $1,357,500

Comparable Properties



140 Manningham Rd BULLEEN 3105 (REI)

3 1 3

Price: $885,000
Method: Auction Sale
Date: 23/02/2024
Property Type: House (Res)
Land Size: 346 sqm approx

Agent Comments

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.

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