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	2/62-64 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,044,208 Property Type Unit 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	2/1 Derreck Av BULLEEN 3105	$804,800	17/06/2024
2	4/13 Kampman St BULLEEN 3105	$800,000	11/04/2024
3	4/57 Manningham Rd BULLEEN 3105	$700,000	07/05/2024

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: 05/07/2024 08:21

2/62-64 Manningham Road, Bulleen Vic 3105

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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending March 2024: $1,044,208

Comparable Properties



2/1 Derreck Av BULLEEN 3105 (REI)

2 2 1

Price: $804,800
Method: Expression of Interest
Date: 17/06/2024
Property Type: Townhouse (Res)

Agent Comments



4/13 Kampman St BULLEEN 3105 (REI/VG)

2 1 2

Price: $800,000
Method: Private Sale
Date: 11/04/2024
Property Type: Townhouse (Res)

Agent Comments



4/57 Manningham Rd BULLEEN 3105 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 07/05/2024
Property Type: Townhouse (Single)

Agent Comments

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