

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class

		Lower price		Higher price
<input type="text" value="2 /188 Manningham Road, Bulleen"/>	Or range between	<input type="text" value="\$900,000"/>	&	<input type="text" value="\$990,000"/>
<input type="text" value="3 /188 Manningham Road, Bulleen"/>	Or range between	<input type="text" value="\$900,000"/>	&	<input type="text" value="\$990,000"/>
<input type="text" value="4 /188 Manningham Road, Bulleen"/>	Single price	<input type="text" value="\$799,000"/>		

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From Source

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

	Address of comparable unit	Price	Date of sale
2 /188 Manningham Road, Bulleen	4/62-64 Manningham Rd BULLEEN 3105 VIC	\$910,000	4/5/2017
	4/16 Carrathool St BULLEEN 3105 VIC	\$970,000	20/5/2017
	1/285 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,010,000	3/6/2017

Unit type or class

	Address of comparable unit	Price	Date of sale
3 /188 Manningham Road, Bulleen	4/62-64 Manningham Rd BULLEEN 3105 VIC	\$910,000	4/5/2017
	4/16 Carrathool St BULLEEN 3105 VIC	\$970,000	20/5/2017
	1/285 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,010,000	3/6/2017

Unit type or class

	Address of comparable unit	Price	Date of sale
4 /188 Manningham Road, Bulleen	3/16 Carrathool St BULLEEN 3105 VIC	\$763,000	15/5/2017
	4/1 Lakeview Tce TEMPLESTOWE LOWER 3107 VIC	\$776,000	29/4/2017
	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		