

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 6/116 Manningham Road, Bulleen Vic 3105 Including suburb and postcode

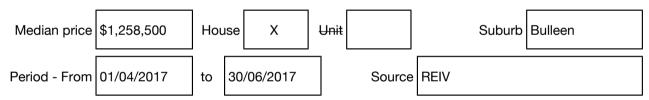
Indicative selling price

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

Range between \$760,000

&

Median sale price



\$810.000

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	2/16 Ronald Av BULLEEN 3105	\$845,000	11/08/2017
2	2/66 Manningham Rd BULLEEN 3105	\$775,000	18/03/2017
3	3/16 Carrathool St BULLEEN 3105	\$763,000	15/05/2017

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 6 Property Type: Townhouse (Res) Agent Comments Dallas Taylor 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

Indicative Selling Price \$760,000 - \$810,000 Median House Price June quarter 2017: \$1,258,500

Comparable Properties



2/16 Ronald Av BULLEEN 3105 (REI)



Price: \$845,000 Method: Private Sale Date: 11/08/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments

Agent Comments



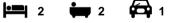
2/66 Manningham Rd BULLEEN 3105 (REI/VG) Agent Comments



Price: \$775,000 Method: Auction Sale Date: 18/03/2017 Rooms: 6 Property Type: Unit



3/16 Carrathool St BULLEEN 3105 (REI/VG)



Price: \$763,000 Method: Sold Before Auction Date: 15/05/2017 Rooms: -Property Type: Townhouse (Res)

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