

## 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

202/330 MANNINGHAM ROAD DONCASTER VIC 3108

### Indicative selling price

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

Single Price

\$704,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,551,000

Property type

Other

Suburb

Doncaster

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

11/97 WHITTENS LANE DONCASTER VIC 3108	\$720,500	27-Sep-23
1018/642 DONCASTER ROAD DONCASTER VIC 3108	\$700,000	02-Jul-23
211/5 HANKE ROAD DONCASTER VIC 3108	\$700,000	17-Jan-22

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 6 months.

This Statement of Information was prepared on: 18 July 2024

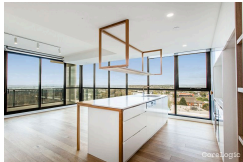


**11/97 WHITTENS LANE  
DONCASTER VIC 3108**

2 2 1

Sold Price **\$720,500** Sold Date **27-Sep-23**

Distance **1.96km**



**1018/642 DONCASTER ROAD  
DONCASTER VIC 3108**

2 2 -

Sold Price **\$700,000** Sold Date **02-Jul-23**

Distance **1.57km**



**211/5 HANKE ROAD DONCASTER  
VIC 3108**

2 2 1

Sold Price Sold Date **17-Jan-22**

Distance **1.76km**

RS = Recent sale UN = Undisclosed Sale

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