

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

408/330-334 MANNINGHAM ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

\$601,350

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2022

to

30 Sep 2023

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

| | | |
|---|-----------|-----------|
| 701/9 WILLIAMSONS ROAD DONCASTER VIC 3108 | \$658,000 | 02-Mar-23 |
| 7/316 MANNINGHAM ROAD DONCASTER VIC 3108 | \$600,000 | 02-Mar-22 |
| 119/65 STABLES CIRCUIT DONCASTER VIC 3108 | \$600,000 | 09-Nov-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: 13 October 2023



701/9 WILLIAMSONS ROAD
DONCASTER VIC 3108

 2  2  1

Sold Price \$658,000 Sold Date 02-Mar-23

Distance 1.27km



7/316 MANNINGHAM ROAD
DONCASTER VIC 3108

 2  2  1

Sold Price \$600,000 Sold Date 02-Mar-22

Distance 0.15km



119/65 STABLES CIRCUIT
DONCASTER VIC 3108

 2  2  1

Sold Price Sold Date 09-Nov-22

Distance 1.24km

RS = Recent sale

UN = Undisclosed Sale

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