

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

350 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

\$1,095,000

Median sale price

Median price

\$1,295,000

 Property type

House

 Suburb

Doncaster

Period - From

Oct'19

 to

Dec'19

 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. 1 Davis Street, Doncaster	\$ 1,350,000	16/12/2019
2. 19 Bayley Grove, Doncaster	\$ 1,315,000	12/10/2019
3. 18 Gilmore Road, Doncaster	\$ 1,252,800	17/10/2019

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:

14/05/2020

Comparable properties



\$1,350,000

1 Davis Street, Doncaster, Victoria

DATE: 16/12/2019

PROPERTY TYPE: House

 3  1
 1  726 sqm x



\$1,315,000

19 Bayley Grove, Doncaster, Victoria

DATE: 12/10/2019

PROPERTY TYPE: House

 4  2
  724 sqm



\$1,252,800

18 Gilmore Road, Doncaster, Victoria

DATE: 17/10/2019

PROPERTY TYPE: House

 5  2
 3  730 sqm x

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21 days on market



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