

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

2/320 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$593,500 Property Type Unit Suburb Doncaster

Period - From 22/10/2018 to 21/10/2019 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	26a Vera St BULLEEN 3105	\$933,000	25/09/2019
2	2/798-800 Elgar Rd DONCASTER 3108	\$750,000	02/09/2019
3	30 Harvest Ct DONCASTER 3108	\$740,000	24/09/2019

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:

22/10/2019 15:12



3 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$820,000 - \$870,000

Median Unit Price

22/10/2018 - 21/10/2019: \$593,500

Comparable Properties



26a Vera St BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$933,000

Method: Private Sale

Date: 25/09/2019

Property Type: Townhouse (Single)



2/798-800 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 02/09/2019

Property Type: Townhouse (Single)



30 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

3 3 1

Price: \$740,000

Method: Private Sale

Date: 24/09/2019

Rooms: 4

Property Type: Townhouse (Res)