

# 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

30 Marianne Way, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000

&

\$1,188,000

### Median sale price

Median price \$1,340,000

Property Type House

Suburb Doncaster

Period - From 01/10/2020

to 31/12/2020

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	22 Wellington St TEMPLESTOWE LOWER 3107	\$1,180,000	07/12/2020
2	5 Somerville St DONCASTER 3108	\$1,150,000	04/12/2020
3	153 Manningham Rd BULLEEN 3105	\$1,081,000	13/02/2021

**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:

31/03/2021 15:55



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,080,000 - \$1,188,000  
**Median House Price**  
December quarter 2020: \$1,340,000

## Comparable Properties



**22 Wellington St TEMPLESTOWE LOWER 3107** Agent Comments  
(REI)



**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 07/12/2020  
**Property Type:** House  
**Land Size:** 706 sqm approx



**5 Somerville St DONCASTER 3108 (REI/VG)** Agent Comments



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 04/12/2020  
**Property Type:** House (Res)  
**Land Size:** 769 sqm approx



**153 Manningham Rd BULLEEN 3105 (REI)** Agent Comments



**Price:** \$1,081,000  
**Method:** Auction Sale  
**Date:** 13/02/2021  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx