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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,080,000		&		\$1,188,000			
Median sale p	rice							
Median price	\$1,340,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress 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)



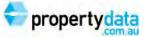
Agent Comments



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

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.