

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

504/330 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

\$630,800

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

Other

Suburb

Doncaster

Period-from

01 Jun 2023

to

31 May 2024

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

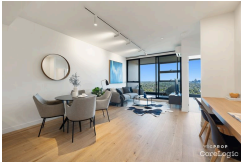
Date of sale

1023/642 DONCASTER ROAD DONCASTER VIC 3108	\$655,000	11-Apr-24
G01/8 HEPBURN ROAD DONCASTER VIC 3108	\$640,000	16-Mar-24
701/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$658,000	02-Mar-23

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: 06 June 2024



**1023/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

^{RS} **\$655,000**

Sold Date

11-Apr-24

Distance

1.61km



**G01/8 HEPBURN ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

\$640,000

Sold Date

16-Mar-24

Distance

1.86km



**701/9 WILLIAMSONS ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

\$658,000

Sold Date

02-Mar-23

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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