

# 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

19 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

\$1,400,000

&

\$1,540,000

### Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Doncaster

Period - From

28/11/2021

to

27/11/2022

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 Philip Av DONCASTER 3108    | \$1,530,000 | 08/11/2022   |
| 2 | 9 Braeside Dr DONCASTER 3108   | \$1,500,000 | 17/09/2022   |
| 3 | 2 Pagoda Ct DONCASTER 3108     | \$1,480,000 | 22/11/2022   |

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:

28/11/2022 17:27



3 1 2

**Property Type:** House (Res)

**Land Size:** 909 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

28/11/2021 - 27/11/2022: \$1,510,000

## Comparable Properties



**22 Philip Av DONCASTER 3108 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 08/11/2022

**Property Type:** House

**Land Size:** 857 sqm approx



**9 Braeside Dr DONCASTER 3108 (REI/VG)**

**Agent Comments**

4 3 5

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 17/09/2022

**Property Type:** House

**Land Size:** 822 sqm approx



**2 Pagoda Ct DONCASTER 3108 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 22/11/2022

**Property Type:** House

**Land Size:** 953 sqm approx