

## 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

702/330 MANNINGHAM ROAD DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$888,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2023

to

31 Mar 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

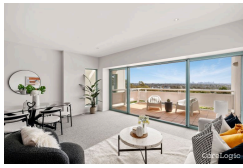
Date of sale

203/1 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$1,015,000	14-Feb-24
20/3-4 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$938,000	24-Dec-23
207/777 DONCASTER ROAD DONCASTER VIC 3108	\$925,000	12-May-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: 26 April 2024



**203/1 SOVEREIGN POINT COURT  
DONCASTER VIC 3108**

Sold Price <sup>RS</sup> **\$1,015,000** Sold Date **14-Feb-24**

3 2 2

Distance **1.05km**

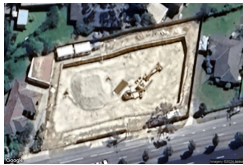


**20/3-4 SOVEREIGN POINT COURT  
DONCASTER VIC 3108**

Sold Price **\$938,000** Sold Date **24-Dec-23**

3 2 2

Distance **1.02km**



**207/777 DONCASTER ROAD  
DONCASTER VIC 3108**

Sold Price **\$925,000** Sold Date **12-May-23**

3 2 2

Distance **2.07km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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