

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

25A Mariannae Way, Doncaster

Indicative selling price

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

Single price

\$1,095,000

Median sale price

Median price

\$1,510,000

Property type

Townhouse

Suburb

Doncaster

Period - From

1/10/2023

to

31/12/2023

Source

REIV

Comparable property sales

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. 4/15 Monaco Street, Doncaster	\$ 1,112,000	25/11/2023
2. 3/1 Braeside Drive, Doncaster	\$ 1,050,000	2/12/2023
3. 30 Sunrise Crescent, Templestowe Lower	\$ 1,130,000	12/8/2023

This Statement of Information was prepared on:

18/01/2024

Comparable properties



\$ 1,112,000

4/15 Monaco Street, Doncaster, Victoria

DATE: 25/11/2023

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,050,000

3/1 Braeside Drive, Doncaster, Victoria

DATE: 2/12/2023

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



\$ 1,130,000

30 Sunrise Crescent, Templestowe Lower, Victoria

DATE: 12/8/2023

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm x

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Our Difference



Average of only 21 days on market



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