

## 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

401/330 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

\$603,250

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,557,000

Property type

Other

Suburb

Doncaster

Period-from

01 Jul 2023

to

30 Jun 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

701/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$658,000	02-Mar-23
210/777 DONCASTER ROAD DONCASTER VIC 3108	\$615,000	18-Jun-24
304/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$606,000	04-Apr-24

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: 02 July 2024



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

2 2 1

Sold Price **\$658,000** Sold Date **02-Mar-23**

Distance **1.27km**



**210/777 DONCASTER ROAD  
DONCASTER VIC 3108**

2 2 1

Sold Price <sup>RS</sup> **\$615,000** Sold Date **18-Jun-24**

Distance **2.07km**



**304/330 MANNINGHAM ROAD  
DONCASTER VIC 3108**

1 2 1

Sold Price **\$606,000** Sold Date **04-Apr-24**

Distance **0.02km**

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

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