

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

27 Marianne Way, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Doncaster

Period - From 01/04/2021

to 30/06/2021

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	9 Soderlund Dr DONCASTER 3108	\$1,570,000	04/04/2021
2	33 Anthony Av DONCASTER 3108	\$1,526,000	29/05/2021
3	14 Ernst St DONCASTER 3108	\$1,460,000	01/05/2021

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:

17/09/2021 16:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
June quarter 2021: \$1,460,000

Comparable Properties



9 Soderlund Dr DONCASTER 3108 (VG)

Agent Comments



Price: \$1,570,000
Method: Sale
Date: 04/04/2021
Property Type: House (Res)
Land Size: 786 sqm approx



33 Anthony Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,526,000
Method: Auction Sale
Date: 29/05/2021
Rooms: 7
Property Type: House (Res)
Land Size: 869 sqm approx



14 Ernst St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 728 sqm approx