

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

330-334 MANNINGHAM ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$558,600

&

\$759,050

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2022

to

31 May 2023

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

419/642 DONCASTER ROAD DONCASTER VIC 3108	\$728,000	15-Oct-22
G03/399 MANNINGHAM ROAD DONCASTER VIC 3108	\$728,000	19-Oct-22
701/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$658,000	02-Mar-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 June 2023


**419/642 DONCASTER ROAD
DONCASTER VIC 3108**

 3
  2
  2

Sold Price

\$728,000

Sold Date

15-Oct-22

Distance

1.63km

**G03/399 MANNINGHAM ROAD
DONCASTER VIC 3108**

 2
  -
  -

Sold Price

Sold Date

19-Oct-22

Distance

0.29km

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

 2
  2
  1

Sold Price

\$658,000

Sold Date

02-Mar-23

Distance

1.29km
RS = Recent sale

UN = Undisclosed Sale

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