

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

204/330-334 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

\$564,480

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2022

to

30 Jun 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

701/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$658,000	02-Mar-23
7/316 MANNINGHAM ROAD DONCASTER VIC 3108	\$600,000	02-Mar-22
119/65 STABLES CIRCUIT DONCASTER VIC 3108	\$600,000	09-Nov-22

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: 20 July 2023



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

 2  2  1

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

Distance **1.28km**



**7/316 MANNINGHAM ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price **\$600,000** Sold Date **02-Mar-22**

Distance **0.15km**



**119/65 STABLES CIRCUIT
DONCASTER VIC 3108**

 2  2  1

Sold Price Sold Date **09-Nov-22**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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