

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

34 Marianne Way, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$1,425,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2022

to

31/12/2022

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	5 Valentine St BULLEEN 3105	\$1,340,000	17/03/2023
2	15 Morris St DONCASTER 3108	\$1,315,000	17/12/2022
3	35 Caringal Av DONCASTER 3108	\$1,270,000	23/12/2022

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:

18/03/2023 17:04



 3  1  1

Property Type: House

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



5 Valentine St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,340,000

Method: Private Sale

Date: 17/03/2023

Property Type: House

Land Size: 879 sqm approx



15 Morris St DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,315,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 777 sqm approx



35 Caringal Av DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,270,000

Method: Sale

Date: 23/12/2022

Property Type: House (Res)

Land Size: 723 sqm approx