

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

403/330-334 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

\$695,040

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

203/65 STABLES CIRCUIT DONCASTER VIC 3108	\$700,000	17-Dec-20
211/5 HANKE ROAD DONCASTER VIC 3108	\$700,000	17-Jan-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



203/65 STABLES CIRCUIT
DONCASTER VIC 3108

 2  2  1

Sold Price

\$700,000

Sold Date

17-Dec-20

Distance

1.26km



211/5 HANKE ROAD DONCASTER
VIC 3108

 2  2  1

Sold Price

Sold Date

17-Jan-22

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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