

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 3/368 Manningham Road, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,602,500 Property Type House Suburb Doncaster (3108)

Period - From 26/08/2023 to 26/08/2024 Source Realestate

Comparable property sales

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
43 HERLIHYS ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,655,000	15/10/2024
5 GREENWOOD STREET, DONCASTER VIC 3108	\$1,650,000	27/09/2024
5A PLEASANT AVENUE, DONCASTER VIC 3108	\$1,656,000	08/06/2024

This Statement of Information was prepared on: 16/09/2024