# 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

201/330-334 Manningham Road, Doncaster Vic 3108

## Indicative selling price

For the meaning of this		

Single price \$585,000

#### Median sale price

Median price	\$680,000	Pro	operty Type Unit	t		Suburb	Doncaster
Period - From	01/07/2023	to	30/09/2023	Sou	urce	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.

Add	dress of comparable property	Price	Date of sale
1	404/330-334 Manningham Rd DONCASTER 3108	\$570,000	12/08/2023
2	604/5 Elgar Ct DONCASTER 3108	\$565,000	20/10/2023
3	821/642 Doncaster Rd DONCASTER 3108	\$560,000	18/08/2023

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:

20/11/2023 12:22







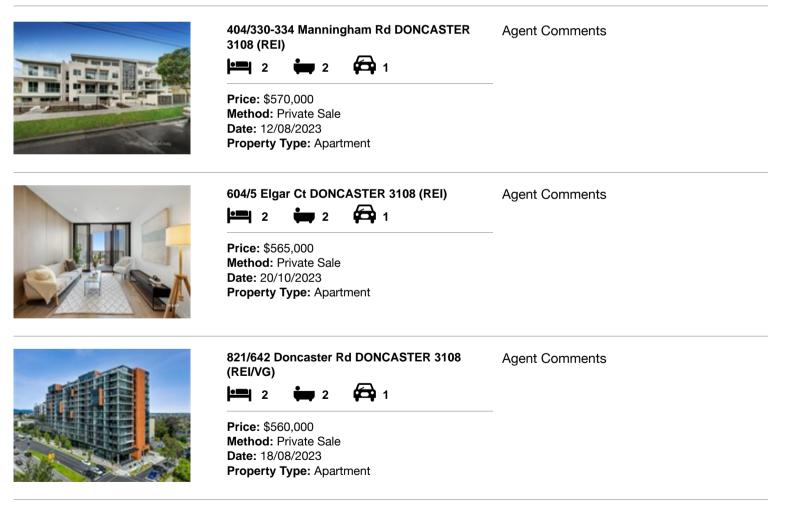


**Property Type:** Apartment Agent Comments

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> Indicative Selling Price \$585,000 Median Unit Price September quarter 2023: \$680,000

# **Comparable Properties**



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