

# 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 344 Manningham Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,225,000 & \$1,325,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 16/04/2023 to 15/04/2024 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	13 Toronto Av DONCASTER 3108	\$1,313,000	14/02/2024
2	7 Citrus Ct DONCASTER 3108	\$1,280,000	29/01/2024
3	179 High St DONCASTER 3108	\$1,255,000	08/02/2024

**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: 16/04/2024 14:55



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$1,225,000 - \$1,325,000

**Median House Price**

16/04/2023 - 15/04/2024: \$1,550,000

## Comparable Properties



**13 Toronto Av DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,313,000

**Method:** Sold Before Auction

**Date:** 14/02/2024

**Property Type:** House (Res)

**Land Size:** 758 sqm approx



**7 Citrus Ct DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 29/01/2024

**Property Type:** House



**179 High St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,255,000

**Method:** Sold Before Auction

**Date:** 08/02/2024

**Property Type:** House (Res)

**Land Size:** 728 sqm approx

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