

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 413 Manningham Road, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,580,000 Property Type Vacant Land Suburb Doncaster (3108)

Period - From 22/09/2022 to 22/09/2023 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
21 ARTHUR STREET, DONCASTER VIC 3108	\$1,330,000	23/09/2023
119 CHURCH ROAD, DONCASTER VIC 3108	\$1,302,000	29/07/2023
380 MANNINGHAM ROAD, DONCASTER VIC 3108	\$1,420,000	01/02/2023

This Statement of Information was prepared on: 22/09/2023