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	g01/330 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Single price	$589,000

Median sale price

Median price	$697,500	Property Type	Unit	Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024	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	301/330 Manningham Rd DONCASTER 3108	$567,000	11/12/2024
2	203/1 Grosvenor St DONCASTER 3108	$520,888	08/12/2024
3	5/231 High St TEMPLESTOWE LOWER 3107	$500,000	13/10/2024

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: 20/12/2024 13:21

g01/330 Manningham Road, Doncaster Vic 3108



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$589,000
Median Unit Price
September quarter 2024: $697,500

Comparable Properties

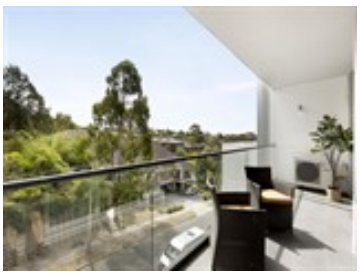


301/330 Manningham Rd DONCASTER 3108 (REI)

2 2 1

Price: $567,000
Method: Private Sale
Date: 11/12/2024
Property Type: Apartment

Agent Comments



203/1 Grosvenor St DONCASTER 3108 (REI)

2 2 1

Price: $520,888
Method: Private Sale
Date: 08/12/2024
Property Type: Apartment

Agent Comments



5/231 High St TEMPLESTOWE LOWER 3107 (REI/VG)

2 2 1

Price: $500,000
Method: Private Sale
Date: 13/10/2024
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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