Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
----------	---------	--------	---

Address Including suburb and	58 Clay Drive, Doncaster Vic 3108
including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,400,000
---------------------------	---	-------------

Median sale price

Median price	\$1,340,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	2 Hill Ct DONCASTER 3108	\$1,360,000	16/09/2020
2	26 Lincoln Av MONT ALBERT NORTH 3129	\$1,357,911	18/09/2020
3			

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.

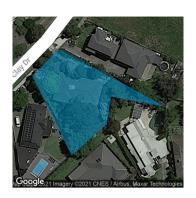
This Statement of Information was prepared on:	18/02/2021 10:52



Date of sale



Indicative Selling Price





Property Type: House **Land Size:** 1150 sqm approx Agent Comments

\$1,350,000 - \$1,400,000 **Median House Price** December quarter 2020: \$1,340,000

Comparable Properties



2 Hill Ct DONCASTER 3108 (REI/VG)

=| 4





14 🗯 2 14

Price: \$1,360,000 Method: Sold Before Auction

Date: 16/09/2020

Property Type: House (Res) **Land Size:** 903 sqm approx

Agent Comments

Agent Comments



26 Lincoln Av MONT ALBERT NORTH 3129

(REI/VG)

• 4





Price: \$1,357,911 **Method:** Private Sale **Date:** 18/09/2020

Rooms: 7

Property Type: House **Land Size:** 925 sqm approx

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.

Account - Barry Plant | P: (03) 9431 1243



