

# 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

44 Clay Drive, 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 \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,275,000

Property Type House

Suburb Doncaster

Period - From 01/10/2019

to 30/09/2020

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 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	2 Hill Ct DONCASTER 3108	\$1,360,000	16/09/2020
2	7 Persimmon Ct DONCASTER 3108	\$1,340,000	26/05/2020
3	1 Thomas Ct DONCASTER 3108	\$1,300,000	29/09/2020

**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:

26/11/2020 11:04



**Property Type:** House  
**Land Size:** 1062 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,300,000 - \$1,430,000  
**Median House Price**  
 Year ending September 2020: \$1,275,000

## Comparable Properties



**2 Hill Ct DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,360,000  
**Method:** Sold Before Auction  
**Date:** 16/09/2020  
**Property Type:** House (Res)

**7 Persimmon Ct DONCASTER 3108 (VG)**

**Agent Comments**



**Price:** \$1,340,000  
**Method:** Sale  
**Date:** 26/05/2020  
**Property Type:** House (Res)  
**Land Size:** 1107 sqm approx



**1 Thomas Ct DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 29/09/2020  
**Property Type:** House  
**Land Size:** 950 sqm approx