

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 Clancys Lane Doncaster, 3108
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Indicative selling price

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

Range between	\$1,300,000 & \$1,430,000
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Median sale price

Median price	\$1,547,500	Property Type	NOT PROVIDED	Suburb	DONCASTER
Period - From	30-Apr-2022	to	29-Apr-2023	Source	realestate.com.au

Comparable property sales

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	75 Wilsons Road, Doncaster, Vic 3108	\$1,300,000	03-Apr-2023
2	41 Sharon Street, Doncaster, Vic 3108	\$1,430,000	29-Apr-2023
3	10 Howard Court, Doncaster, Vic 3108	\$1,255,000	22-Mar-2023

This statement of information was prepared on 21-May-2023 at 3:35:09 PM EST