

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 2/10 Clay Drive, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,185,000

Median sale price

Median price \$1,400,000 Property type House Suburb Doncaster

Period - From 1/7/2024 to 30/9/2024 Source REIV

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. 2/32 Clay Drive, Doncaster	\$ 1,271,000	11/05/2024
2. 1/57-59 Whittens Lane, Doncaster	\$ 1,275,000	7/09/2024
3. 1/732 Doncaster Road, Doncaster	\$ 970,000	25/06/2024

This Statement of Information was prepared on: 20/11/2024

Comparable properties



\$ 1,271,000

2/32 Clay Drive, Doncaster, Victoria

DATE: 11/05/2024

PROPERTY TYPE: HOUSE

 3  2
 2  sqm



\$ 1,275,000

1/57-59 Whittens Lane, Doncaster, Victoria

DATE: 7/09/2024

PROPERTY TYPE: HOUSE

 3  2
 2  sqm



\$ 970,000

1/732 Doncaster Road, Doncaster, Victoria

DATE: 25/06/2024

PROPERTY TYPE: HOUSE

 3  2
 1  sqm x

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