

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

203/8 Clay Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	604/5 Elgar Ct DONCASTER 3108	\$565,000	20/10/2023
2	404/600 Doncaster Rd DONCASTER 3108	\$555,000	30/10/2023
3	12/863 Doncaster Rd DONCASTER EAST 3109	\$547,500	31/10/2023

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:

12/02/2024 12:13

203/8 Clay Drive, Doncaster Vic 3108



 2  2  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
December quarter 2023: \$717,500

Comparable Properties



604/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$565,000
Method: Private Sale
Date: 20/10/2023
Property Type: Apartment



404/600 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$555,000
Method: Private Sale
Date: 30/10/2023
Property Type: Apartment



12/863 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  1

Price: \$547,500
Method: Private Sale
Date: 31/10/2023
Property Type: Apartment

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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