# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 501/8 Clay Drive, Doncaster Vic 3108

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$697,500	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	601/8 Clay Dr DONCASTER 3108	\$1,758,000	24/09/2024
2	23/3 Sovereign Point Ct DONCASTER 3108	\$910,000	23/09/2024
3	6005/2 Sovereign Point Ct DONCASTER 3108	\$1,125,000	24/07/2024

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.

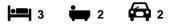
This Statement of Information was prepared on:

12/11/2024 12:01





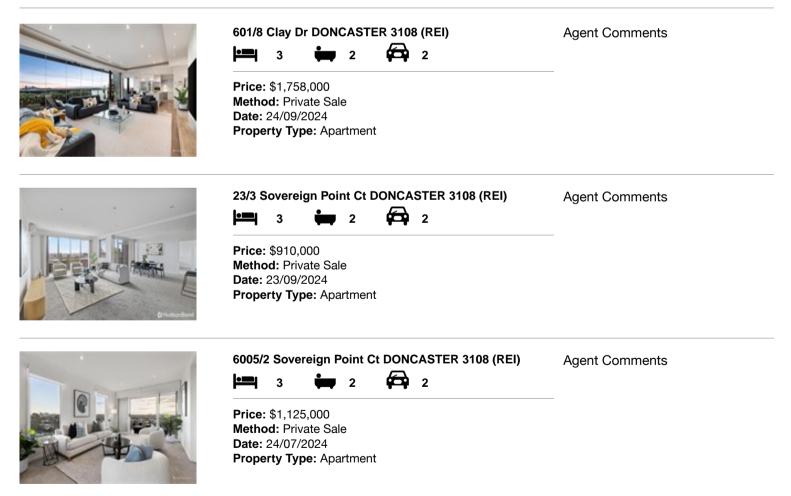




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price September quarter 2024: \$697,500

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888



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