

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

108/8 Clay Drive, Doncaster VIC 3108

Indicative selling price

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

Single price

\$549,000

Median sale priceMedian price

\$565,000

Property type

Apartment

Suburb

Doncaster

Period - From

27/10/2019

to

27/10/2019

Source

Realestate.com

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. 7/3 Sovereign Point Court, Doncaster	\$ 580,000	17/06/2019
2. 302/7 Berkeley Street, Doncaster	\$ 589,000	11/10/2019
3. 304/18 Berkeley Street, Doncaster	\$ 515,000	22/08/2019

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:

21/01/2019

Comparable properties



\$580,000

7/3 Sovereign Point Court, Doncaster, Victoria

DATE: 17/06/2019

PROPERTY TYPE: Apartment

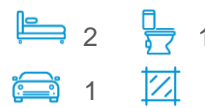


\$589,000

302/7 Berkeley Street, Doncaster, Victoria

DATE: 11/10/2019

PROPERTY TYPE: Unit



\$515,000

304/18 Berkeley Street, Doncaster, Victoria

DATE: 22/08/2019

PROPERTY TYPE: Apartment



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21 days on market



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