

# 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 13A Clancys Lane, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,900,000 & \$2,000,000

### Median sale price

Median price \$1,275,000 Property Type House Suburb Doncaster (3108)

Period - From 02/11/2019 to 02/11/2020 Source Realestate

### Comparable property sales

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
5 HERITAGE BOULEVARD, DONCASTER VIC 3108	\$2,225,000	18/06/2020
6A RATHMULLEN QUADRANT, DONCASTER VIC 3108	\$1,950,000	30/05/2020
3 STALLION AVENUE, DONCASTER VIC 3108	\$1,860,000	11/11/2020

This Statement of Information was prepared on: 24/11/2020