

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

11 MORRISON CRESCENT 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

62 CLAY DRIVE DONCASTER VIC 3108	\$1,660,000	22-Jan-24
37 CLAY DRIVE DONCASTER VIC 3108	\$1,700,000	02-Mar-24
21 LAWFORD STREET DONCASTER VIC 3108	\$1,650,000	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 22 May 2024



62 CLAY DRIVE DONCASTER VIC 3108

Sold Price

\$1,660,000

Sold Date

22-Jan-24

5

2

4

Distance

0.24km



37 CLAY DRIVE DONCASTER VIC 3108

Sold Price

^{RS} **\$1,700,000**

Sold Date

02-Mar-24

4

2

5

Distance

0.33km



21 LAWFORD STREET DONCASTER VIC 3108

Sold Price

^{RS} **\$1,650,000**

Sold Date

23-Mar-24

6

4

2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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