

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered fo	r sale			
Address Including suburb and postcode	17A Clancys Lane Doncaster Vic 3108			
Indicative selling p	rice			
For the meaning of this p	rice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)			
Single price	\$1,088,000			
Median sale price				
Median price \$1,260	000 Property type House Suburb Doncaster			
Period - From July 20	to Sept 20 Source REIV			

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.

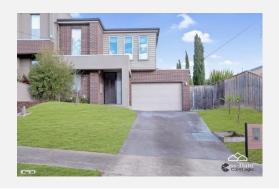
Address of comparable property	Price	Date of sale
1 33A Toulon Drive Lower Templestowe VIC 3107	\$1,078,000	20/05/2020
2 15A Curnola Avenue Doncaster VIC 3108	\$1,200,500	11/11/2020
3 3/14 Carawatha Road Doncaster VIC 3108	\$1,050,000	12/10/2020

This Statement of Information was prepared on:	19/11/2020





Comparable properties



\$1,078,000

33A Toulon Drive, Lower Templestowe, Victoria

DATE: 20.05.2020

PROPERTY TYPE: House

3

361 sqm ×



\$1,200,500

15A Curnola Avenue, Doncaster, Victoria

DATE: 11.11.2020

PROPERTY TYPE: Townhouse

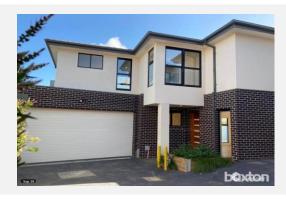
4

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<u>1</u> 3

1

376 sqm



\$1,050,000

3/14 Carawatha Road, Doncaster, Victoria

DATE: 12.10.2020

PROPERTY TYPE: Townhouse

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225 sqm ×

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