

## 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

17A 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) (\*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



3



2



361 sqm x



**\$1,200,500**

15A Curnola Avenue, Doncaster, Victoria

**DATE:** 11.11.2020

**PROPERTY TYPE:** Townhouse



4



3



2



376 sqm



**\$1,050,000**

3/14 Carawatha Road, Doncaster, Victoria

**DATE:** 12.10.2020

**PROPERTY TYPE:** Townhouse



4



3



2



225 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee