Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 601/8 Clay Drive, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,680,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/04/2024	to	30/06/2024		So	urce	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1002/91-93 Tram Rd DONCASTER 3108	\$1,700,000	01/08/2024
2	1109/642 Doncaster Rd DONCASTER 3108	\$1,770,000	13/04/2024
3			

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:

12/09/2024 10:31



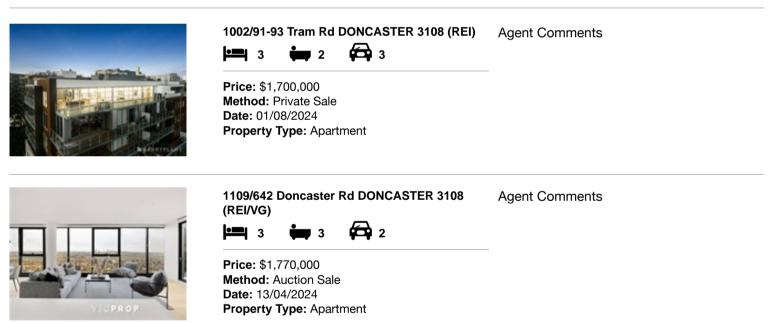






Property Type: Apartment Agent Comments Indicative Selling Price \$1,680,000 - \$1,750,000 Median Unit Price June quarter 2024: \$680,000

Comparable Properties



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.

Account - Barry Plant | P: 03 9842 8888

propertydata



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