

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

17 Clancys Lane, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,595,000

Property Type House

Suburb Doncaster

Period - From 01/04/2023

to 30/06/2023

Source 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 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	7 Park Hill Way DONCASTER 3108	\$1,850,000	28/06/2023
2	12 Henry St DONCASTER 3108	\$1,610,000	22/07/2023
3	1 Melaleuca Av DONCASTER 3108	\$1,550,000	01/05/2023

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:

30/08/2023 21:39



Property Type: House
Land Size: 383 sqm approx
Agent Comments

Comparable Properties



7 Park Hill Way DONCASTER 3108 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 28/06/2023
Property Type: House (Res)
Land Size: 384 sqm approx



12 Henry St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,610,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Unit
Land Size: 464 sqm approx



1 Melaleuca Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 01/05/2023
Property Type: House (Res)
Land Size: 487 sqm approx