

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

2/32 CLAY DRIVE 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2023

to

31 Mar 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

3/28 FROMHOLD DRIVE DONCASTER VIC 3108	\$995,000	13-Dec-23
3/1 BRAESIDE DRIVE DONCASTER VIC 3108	\$1,050,000	02-Dec-23
1/16 TURANA STREET DONCASTER VIC 3108	\$1,170,000	06-Apr-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: 09 April 2024



**3/28 FROMHOLD DRIVE
DONCASTER VIC 3108**

 3  2  2

Sold Price **\$995,000** Sold Date **13-Dec-23**

Distance **1.51km**



**3/1 BRAESIDE DRIVE DONCASTER
VIC 3108**

 3  2  2

Sold Price **\$1,050,000** Sold Date **02-Dec-23**

Distance **1.75km**



**1/16 TURANA STREET DONCASTER
VIC 3108**

 4  3  2

Sold Price **\$1,170,000^{RS}** Sold Date **06-Apr-24**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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