

# 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

37 Clay Drive, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,505,000 Property Type House Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	14 Kelly St DONCASTER 3108	\$1,882,000	28/10/2023
2	62 Turana St DONCASTER 3108	\$1,750,000	09/09/2023
3	7 Grange Park Av DONCASTER 3108	\$1,450,000	01/12/2023

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:

06/02/2024 16:14



 4    2    5

**Property Type:** House (Res)

**Land Size:** 777 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2023: \$1,505,000

## Comparable Properties



**14 Kelly St DONCASTER 3108 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$1,882,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 1041 sqm approx



**62 Turana St DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3    2    4

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**7 Grange Park Av DONCASTER 3108 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** House (Res)

**Land Size:** 706 sqm approx

**Account - Barry Plant | P: 03 9842 8888**