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	37 Clay Drive, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000	Range between	\$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,505,000	Pro	perty 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.

Ad	dress 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

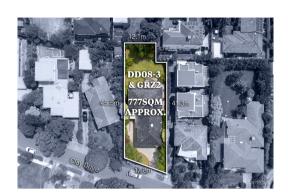
OR

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













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)





Price: \$1,882,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 1041 sqm approx **Agent Comments**



62 Turana St DONCASTER 3108 (REI/VG)

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Agent Comments

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

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



