## 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

49 Clay Drive, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,093,000	Pro	operty Type	Том	nhouse		Suburb	Doncaster
Period - From	22/07/2024	to	21/07/2025		So	ource	Property	/ Data

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	3/5-6 Thomas Ct DONCASTER 3108	\$1,018,000	14/05/2025
2	3/1 Katrina St DONCASTER 3108	\$1,185,000	05/04/2025
3	2/10 Clay Dr DONCASTER 3108	\$1,072,000	08/03/2025

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.

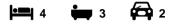
This Statement of Information was prepared on:

22/07/2025 16:15









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Townhouse Price 22/07/2024 - 21/07/2025: \$1,093,000

# **Comparable Properties**



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3/5-6 Thomas Ct DONCASTER 3108 (REI)

Price: \$1,018,000 Method: Sold Before Auction Date: 14/05/2025 Property Type: Townhouse (Res)

3/1 Katrina St DONCASTER 3108 (REI/VG)



Agent Comments

Agent Comments

Agent Comments



Price: \$1,185,000 Method: Sold Before Auction Date: 05/04/2025 Property Type: Townhouse (Single)



2/10 Clay Dr DONCASTER 3108 (REI/VG) 4 2 2 2 Price: \$1,072,000

Method: Auction Sale Date: 08/03/2025 Property Type: Townhouse (Res) Land Size: 310 sqm approx

#### Account - VICPROP | P: 03 8888 1011



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