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

43a Clay Drive, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$2,050,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,500,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	25/07/2024	to	24/07/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	16 Fairway Rd DONCASTER 3108	\$2,100,000	03/06/2025
2	17 Caladenia Cirt DONCASTER 3108	\$2,105,000	24/05/2025
3	28 Dunoon St DONCASTER 3108	\$2,200,000	03/05/2025

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:

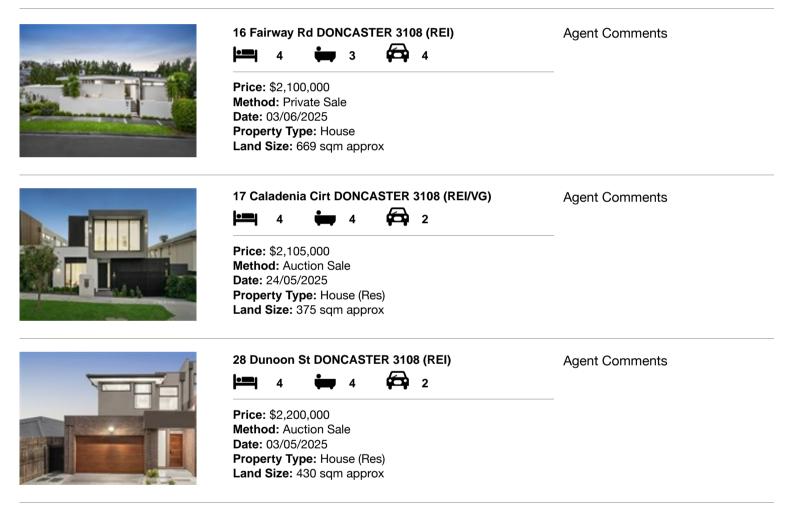
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Property Type: Agent Comments Indicative Selling Price \$2,050,000 - \$2,200,000 Median House Price 25/07/2024 - 24/07/2025: \$1,500,000

Comparable Properties



Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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