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	Apt 204 14 - 16 Clay Drive, Doncaster Vic 3108

Indicative selling price

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

Single price $895,000

Median sale price

Median price $680,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	207/777 Doncaster Rd DONCASTER 3108	$925,000	12/05/2023
2	1/19 Mitchell St DONCASTER EAST 3109	$898,000	23/09/2023
3	919/642 Doncaster Rd DONCASTER 3108	$860,000	06/09/2023

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: 24/10/2023 16:47

Apt 204 14 - 16 Clay Drive, Doncaster Vic 3108

Nick Elmore
03 9830 7000
0438 599 938
nick.elmore@belleproperty.com



2 2 1

Rooms: 5
Property Type: Luxury 2 Bed plus Study apartment

Agent Comments

Indicative Selling Price
$895,000
Median Unit Price
September quarter 2023: $680,000

Comparable Properties



207/777 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

3 2 2

Price: $925,000
Method: Private Sale
Date: 12/05/2023
Property Type: Unit



1/19 Mitchell St DONCASTER EAST 3109 (REI) Agent Comments

2 1 1

Price: $898,000
Method: Private Sale
Date: 23/09/2023
Property Type: Unit



919/642 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

3 2 2

Price: $860,000
Method: Private Sale
Date: 06/09/2023
Property Type: Unit

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