

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

208/8 CLAY DRIVE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

903/91-93 TRAM ROAD DONCASTER VIC 3108	\$530,000	26-Nov-24
118/8 BERKELEY STREET DONCASTER VIC 3108	\$565,000	13-Jul-24
208/8 HEPBURN ROAD DONCASTER VIC 3108	\$530,800	29-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 20 December 2024

BOLD

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**903/91-93 TRAM ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

^{RS}

\$530,000

Sold Date

26-Nov-24

Distance

0.36km



**118/8 BERKELEY STREET
DONCASTER VIC 3108**

 2  2  1

Sold Price

\$565,000

Sold Date

13-Jul-24

Distance

0.3km



**208/8 HEPBURN ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

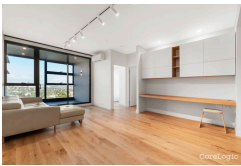
\$530,800

Sold Date

29-Oct-24

Distance

0.2km



**705/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

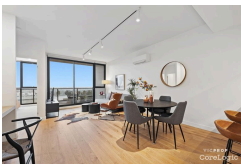
\$630,000

Sold Date

03-Jul-24

Distance

0.11km



**608/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

\$653,000

Sold Date

15-Aug-24

Distance

0.11km



**520/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

\$643,000

Sold Date

30-Sep-24

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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320/642 DONCASTER ROAD DONCASTER VIC 3108

 2  2  1

Sold Price **\$620,000** Sold Date **15-Jul-24**

Distance **0.11km**



423/642 DONCASTER ROAD DONCASTER VIC 3108

 2  2  1

Sold Price **\$550,000** Sold Date **25-Jun-24**

Distance **0.11km**



220/642 DONCASTER ROAD DONCASTER VIC 3108

 2  2  1

Sold Price **\$600,000** Sold Date **31-Aug-24**

Distance **0.11km**



112/642 DONCASTER ROAD DONCASTER VIC 3108

 2  2  1

Sold Price **\$625,000** Sold Date **19-Oct-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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