

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

7/40-48 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2022 to 31/12/2022 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.

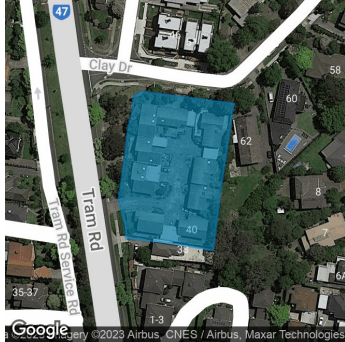
	Address of comparable property	Price	Date of sale
1	12/9-13 Wetherby Rd DONCASTER 3108	\$785,500	30/09/2022
2	2/140 Nelson Rd BOX HILL NORTH 3129	\$692,000	26/11/2022
3	3/69 Tram Rd DONCASTER 3108	\$660,000	31/10/2022

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:

07/02/2023 10:28



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
December quarter 2022: \$710,000

Comparable Properties



12/9-13 Wetherby Rd DONCASTER 3108 (REI) **Agent Comments**

 2  1  2

Price: \$785,500
Method: Sold Before Auction
Date: 30/09/2022
Property Type: Townhouse (Res)



2/140 Nelson Rd BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

 2  1  1

Price: \$692,000
Method: Auction Sale
Date: 26/11/2022
Property Type: Unit



3/69 Tram Rd DONCASTER 3108 (REI) **Agent Comments**

 2  2  1

Price: \$660,000
Method: Private Sale
Date: 31/10/2022
Property Type: Townhouse (Single)