

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

604/91 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$610,000

House

Unit

X

Suburb

Doncaster

Period - From

01/07/2017

to

30/09/2017

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 | 6/85 Tram Rd DONCASTER 3108 | \$490,000 | 03/07/2017 |
| 2 | 110/8-10 Hepburn Rd DONCASTER 3108 | \$490,000 | 15/06/2017 |
| 3 | 20/33 Queens Av DONCASTER 3108 | \$480,000 | 19/09/2017 |

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.

Desmond Tang

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Indicative Selling Price

\$499,000

Median Unit Price

September quarter 2017: \$610,000



Rooms:

Property Type: Land

Land Size: 1947 sqm approx

Agent Comments

Comparable Properties

6/85 Tram Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 03/07/2017

Rooms: -

Property Type: Strata Unit/Flat



110/8-10 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 15/06/2017

Rooms: 5

Property Type: Apartment



20/33 Queens Av DONCASTER 3108 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 19/09/2017

Rooms: 4

Property Type: Apartment