

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

1/69 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$707,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2019 to 30/06/2019 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	1017/642-654 Doncaster Rd DONCASTER 3108	\$672,000	01/08/2019
2	7/40-48 Tram Rd DONCASTER 3108	\$665,000	01/06/2019
3	616/642 Doncaster Rd DONCASTER 3108	\$630,000	19/08/2019

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:

07/10/2019 13:00



2 2 1

Property Type: Townhouse
(Single)
Land Size: 1423 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Unit Price
June quarter 2019: \$707,500

Comparable Properties

1017/642-654 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**

2 2 1

Price: \$672,000
Method: Private Sale
Date: 01/08/2019
Rooms: 5
Property Type: Apartment

7/40-48 Tram Rd DONCASTER 3108 (REI/VG) **Agent Comments**

2 1 2

Price: \$665,000
Method: Auction Sale
Date: 01/06/2019
Rooms: 3
Property Type: Unit



616/642 Doncaster Rd DONCASTER 3108 (REI/VG) **Agent Comments**

2 2 1

Price: \$630,000
Method: Private Sale
Date: 19/08/2019
Rooms: 5
Property Type: Apartment