McGrath

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

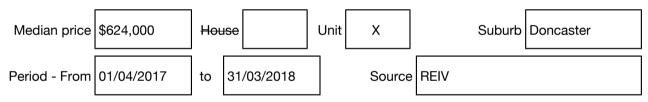
2/69 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$600,000

Median sale price



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	2/4 Paul St DONCASTER 3108	\$650,000	28/04/2018
2	3/140 Nelson Rd BOX HILL NORTH 3129	\$620,000	14/03/2018
3	11/69 Tram Rd DONCASTER 3108	\$557,000	28/10/2017

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$600,000 Median Unit Price Year ending March 2018: \$624,000

Comparable Properties



2/4 Paul St DONCASTER 3108 (REI)



Price: \$650,000 Method: Auction Sale Date: 28/04/2018 Rooms: 4 Property Type: Unit Land Size: 222 sqm approx Agent Comments



3/140 Nelson Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$620,000 Method: Private Sale Date: 14/03/2018 Rooms: 4 Property Type: Unit

11/69 Tram Rd DONCASTER 3108 (REI)



Price: \$557,000 Method: Private Sale Date: 28/10/2017 Rooms: 3 Property Type: Townhouse (Res) Agent Comments

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