

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

Median price \$624,000

House

Unit

X

Suburb

Doncaster

Period - From 01/04/2017

to

31/03/2018

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	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.



2
 2
 1

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)

Agent Comments

2
 1
 2

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



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

Agent Comments

2
 1
 2

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



11/69 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 1

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