



PhilipWebb

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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

906/632 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$561,000 House Unit X Suburb Doncaster

Period - From 01/01/2019 to 31/03/2019 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	6/75-77 Tram Rd DONCASTER 3108	\$435,000	02/02/2019
2	712/101 Tram Rd DONCASTER 3108	\$407,000	22/01/2019
3	310/6 Thiele St DONCASTER 3108	\$406,000	06/02/2019

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.



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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

March quarter 2019: \$561,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/75-77 Tram Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 02/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



712/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$407,000

Method: Private Sale

Date: 22/01/2019

Rooms: 3

Property Type: Apartment



310/6 Thiele St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$406,000

Method: Private Sale

Date: 06/02/2019

Rooms: 4

Property Type: Apartment