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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Including subur	dress 906/632 Do and code	oncaster Road, Don	ncaster Vic 3108	
Indicative sellin	· .	nsumer.vic.gov.au/	underauotina	
	р	1		1
Range between	\$400,000	&	\$440,000	

#### Median sale price

Median price	\$561,000	Hou	Ise	Unit	Х	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.

Add	dress 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.

Account - Philip Webb





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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)





Price: \$435,000 Method: Sale Date: 02/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



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





Price: \$407,000 Method: Private Sale Date: 22/01/2019

Rooms: 3

Property Type: Apartment

**Agent Comments** 



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





Price: \$406.000 Method: Private Sale Date: 06/02/2019

Rooms: 4

Property Type: Apartment

Agent Comments

Account - Philip Webb





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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