

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

3/73 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,090,000

Property Type Townhouse

Suburb Doncaster

Period - From 12/01/2021

to

11/01/2022

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	10 Harvest Ct DONCASTER 3108	\$800,000	18/10/2021
2	1/642 Doncaster Rd DONCASTER 3108	\$800,000	09/12/2021
3			

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:

12/01/2022 15:11

Ellie Gong
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Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

12/01/2021 - 11/01/2022: \$1,090,000



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties

10 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

 3  3  1

Price: \$800,000

Method: Private Sale

Date: 18/10/2021

Property Type: Townhouse (Res)



1/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$800,000

Method: Private Sale

Date: 09/12/2021

Property Type: Townhouse (Res)

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