

# 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

61 Tram Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,265,000

### Median sale price

Median price

\$1,160,000

House

X

Unit

Suburb

Doncaster

Period - From

01/10/2018

to

31/12/2018

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	9 Thiele St DONCASTER 3108	\$1,172,000	09/01/2019
2	15 Carawatha Rd DONCASTER 3108	\$1,156,000	30/03/2019
3	19 Koolkuna Av DONCASTER 3108	\$1,045,000	10/12/2018

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,265,000  
**Median House Price**  
 December quarter 2018: \$1,160,000

## Comparable Properties



### 9 Thiele St DONCASTER 3108 (REI)



Agent Comments

Very comparable property in age construction and also on a corner allotment.

**Price:** \$1,172,000  
**Method:** Private Sale  
**Date:** 09/01/2019  
**Rooms:** -  
**Property Type:** House (Res)



### 15 Carawatha Rd DONCASTER 3108 (REI)



Agent Comments

Extra bedroom but very comparable property in age construction and location.

**Price:** \$1,156,000  
**Method:** Auction Sale  
**Date:** 30/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 744 sqm approx



### 19 Koolkuna Av DONCASTER 3108 (REI/VG)



Agent Comments

Very comparable property in age construction and location

**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 10/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 760 sqm approx