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

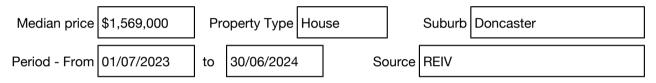
5/6-8 Elm Tree Road, Doncaster Vic 3108

Indicative selling price

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Single price \$735,000

Median sale price



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	4/82-84 Tram Rd DONCASTER 3108	\$755,000	03/09/2024
2	3/10 Curlew Ct DONCASTER 3108	\$700,000	07/05/2024
3	8/38 Westfield Dr DONCASTER 3108	\$755,000	24/04/2024

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:

17/09/2024 10:44



RT Edgar





Property Type: Unit Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$735,000 Median House Price Year ending June 2024: \$1,569,000

Comparable Properties



4/82-84 Tram Rd DONCASTER 3108 (REI)



Price: \$755,000 Method: Private Sale Date: 03/09/2024 Property Type: Townhouse (Single) Agent Comments

3/10 Curlew Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$700,000 Method: Sale Date: 07/05/2024 Property Type: Flat/Unit/Apartment (Res)



8/38 Westfield Dr DONCASTER 3108 (REI/VG) Agent Comments



Price: \$755,000 Method: Private Sale Date: 24/04/2024 Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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