

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

602/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$692,500

House

Unit

X

Suburb

Doncaster

Period - From 01/10/2016

to 30/09/2017

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	417/101 Tram Rd DONCASTER 3108	\$600,000	02/07/2017
2	503/91-93 Tram Rd DONCASTER 3108	\$581,000	14/09/2017
3	401/88 Tram Rd DONCASTER 3108	\$580,000	11/08/2017

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: House (Res)
Land Size: 1947 sqm approx
Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending September 2017: \$692,500

Comparable Properties



417/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 02/07/2017
Rooms: -
Property Type: Strata Unit/Flat



503/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$581,000
Method: Private Sale
Date: 14/09/2017
Rooms: -
Property Type: Apartment



401/88 Tram Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 11/08/2017
Rooms: -
Property Type: Apartment