

## 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 39 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 \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$1,230,000 House X Unit Suburb Doncaster

Period - From 01/07/2018 to 30/09/2018 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	15 Walker St DONCASTER 3108	\$1,300,000	01/07/2018
2	6 Meadowbank Av DONCASTER 3108	\$1,280,000	06/10/2018
3	16 Roseland Gr DONCASTER 3108	\$1,210,000	15/09/2018

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.



4   
 2   
 2

**Rooms:** 6

**Property Type:** House

**Land Size:** approx 800 sqm  
approx

**Agent Comments**

An incredible opportunity, in a coveted family location, this large family home will impress with its grand proportions and endless possibilities. Delivering a flexible floorplan with fantastic indoor and outdoor, family and formal living spaces.

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

September quarter 2018: \$1,230,000

## Comparable Properties



**15 Walker St DONCASTER 3108 (REI)**

4   
 2   
 1

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 01/07/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 810 sqm approx

**Agent Comments**

similar block.



**6 Meadowbank Av DONCASTER 3108 (REI)**

4   
 2   
 2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 06/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 726 sqm approx

**Agent Comments**

slightly smaller block.



**16 Roseland Gr DONCASTER 3108 (REI)**

5   
 2   
 2

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** 9

**Property Type:** House (Res)

**Agent Comments**

660 sqm block, which is much smaller block.