## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale									
Address Including suburb and postcode			8 Tram Road, Doncaster Vic 3108								
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$1,200,000			&			\$1,300,000					
Median sale price											
Medi	an price \$1,410	0,000	Pro	operty Type	Vaca	nt land		Suburb	Doncaster		
Period - From 12/09/202		/2023	to 11/09/2024		ļ	So	Source				
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property								Р	rice	Date of sale	
1											
2											
3											
OR											
B*	The estate age properties were	•		•		•				•	
This Statement of Information was prepared on:								on:	12/09/2024 14:17		

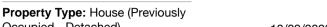




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\$1,200,000 - \$1,300,000 **Median Land Price** 12/09/2023 - 11/09/2024: \$1,410,000

**Indicative Selling Price** 



Land Size: 730 sqm approx

Occupied - Detached) **Agent Comments** 



## Comparable Properties

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 - VICPROP** 



