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	2/29 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between	$780,000	&	$850,000

Median sale price

Median price	$1,153,250	House	X	Unit		Suburb	Doncaster

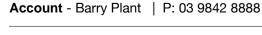| Period - From	01/04/2019	to	30/06/2019	Source	REIV

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	3/6 Boyd St DONCASTER 3108	$850,000	13/07/2019
2	3/7 Thiele St DONCASTER 3108	$820,000	30/06/2019
3	1/71 Peter St BOX HILL NORTH 3129	$820,000	10/04/2019

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.~~

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Rooms:
Property Type: Townhouse
(Single)
Land Size: 574 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
June quarter 2019: $1,153,250

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Comparable Properties

3/6 Boyd St DONCASTER 3108 (REI)

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Price: $850,000
Method: Auction Sale
Date: 13/07/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 231 sqm approx

Agent Comments

3/7 Thiele St DONCASTER 3108 (REI)

🛏 3   🛁 3   🚗 2

Price: $820,000
Method: Private Sale
Date: 30/06/2019
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

1/71 Peter St BOX HILL NORTH 3129 (VG)

🛏 3   🛁 -   🚗 -

Price: $820,000
Method: Sale
Date: 10/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments