

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	912/101 Tram Road, Doncaster Vic 3108
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Indicative selling price

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

Single price \$475,000

Median sale price

Median price	\$707,500	House		Unit	X	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	520/632-640 Doncaster Rd DONCASTER 3108	\$498,000	19/02/2019
2	320/632 Doncaster Rd DONCASTER 3108	\$480,000	03/07/2019
3	8/765-767 Doncaster Rd DONCASTER 3108	\$480,000	01/05/2019

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.

 2
  2
  1

Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$475,000
Median Unit Price
 June quarter 2019: \$707,500

Comparable Properties

520/632-640 Doncaster Rd DONCASTER 3108 (REI/VG) Agent Comments

 2
  2
  2

Price: \$498,000
Method: Private Sale
Date: 19/02/2019
Rooms: -
Property Type: Apartment



320/632 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

 2
  2
  2

Price: \$480,000
Method: Private Sale
Date: 03/07/2019
Rooms: -
Property Type: Apartment



8/765-767 Doncaster Rd DONCASTER 3108 (REI/VG) Agent Comments

 2
  1
  1

Price: \$480,000
Method: Private Sale
Date: 01/05/2019
Rooms: -
Property Type: Apartment