

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

1/73 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,160,000

Median sale price

Median price

\$1,060,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

12/11/2021

to

11/11/2022

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	29 Stables Cirt DONCASTER 3108	\$1,200,000	26/09/2022
2	2/103 Shannon St BOX HILL NORTH 3129	\$1,130,000	25/06/2022
3	2/14 Fairway Rd DONCASTER 3108	\$1,125,000	14/06/2022

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.~~

This Statement of Information was prepared on:

12/11/2022 16:00

1/73 Tram Road, Doncaster Vic 3108

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,160,000

Median Townhouse Price

12/11/2021 - 11/11/2022: \$1,060,000



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



29 Stables Cirt DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 26/09/2022

Property Type: Townhouse (Single)

Land Size: 198 sqm approx



2/103 Shannon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,130,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Townhouse (Res)



2/14 Fairway Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Private Sale

Date: 14/06/2022

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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