

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

7/69 Tram Road, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$628,000

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	2/29 Clancys La DONCASTER 3108	\$640,000	15/02/2019
2	1a Henry St DONCASTER 3108	\$620,000	30/05/2019
3	2/84 Winfield Rd BALWYN NORTH 3104	\$620,000	08/06/2019

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.



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$628,000

Median Unit Price
 June quarter 2019: \$707,500

Comparable Properties

2/29 Clancys La DONCASTER 3108 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 15/02/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

1a Henry St DONCASTER 3108 (VG)

Agent Comments



Price: \$620,000
Method: Sale
Date: 30/05/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/84 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 08/06/2019
Rooms: 4
Property Type: Unit