

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/40 Tram Road Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

*House

*Unit

X

Suburb

Doncaster

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

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

2/6 Firth Street Doncaster VIC 3108	\$595,000	17-Oct-18
1/76 Woodhouse Grove Box Hill North VIC 3129	\$690,000	24-Dec-18
51/37-43 Victoria Street Doncaster VIC 3108	\$625,000	25-Oct-18

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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2/6 Firth Street Doncaster VIC 3108 Sold Price **\$595,000** Sold Date **17-Oct-18**

 2  1  1

Distance **0.72km**



1/76 Woodhouse Grove Box Hill North VIC 3129 Sold Price **\$690,000** Sold Date **24-Dec-18**

 2  1  1

Distance **1.01km**



51/37-43 Victoria Street Doncaster VIC 3108 Sold Price **\$625,000** Sold Date **25-Oct-18**

 2  1  1

Distance **1.66km**

RS = Recent sale UN = Undisclosed Sale

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