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	906/91-93 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$630,000	&	\$679,000
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Median sale price

Median price	\$597,000	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/07/2019	to	30/09/2019		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

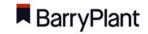
Add	dress of comparable property	Price	Date of sale
1	1017/642-654 Doncaster Rd DONCASTER 3108	\$672,000	01/08/2019
2	917/642-654 Doncaster Rd DONCASTER 3108	\$667,300	12/06/2019
3	616/642 Doncaster Rd DONCASTER 3108	\$630,000	19/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2019 10:40





Tony Tuccitto 9842 8888 0407 144 390 ttuccitto@barryplant.com.au

Indicative Selling Price \$630,000 - \$679,000 Median Unit Price September quarter 2019: \$597,000



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties

1017/642-654 Doncaster Rd DONCASTER 3108 Agent Comments

(REI)

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Price: \$672,000 Method: Private Sale Date: 01/08/2019 Rooms: 5

Property Type: Apartment

917/642-654 Doncaster Rd DONCASTER 3108

(VG)

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Price: \$667,300 **Method:** Sale **Date:** 12/06/2019

Property Type: Flat/Unit/Apartment (Res)

616/642 Doncaster Rd DONCASTER 3108

(REI/VG)

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Price: \$630,000 Method: Private Sale Date: 19/08/2019

Rooms: 5

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





Agent Comments

Agent Comments