

## 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 20/75-77 Tram Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

#### 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	7/13-15 Goodson St DONCASTER 3108	\$425,000	03/05/2019
2	107/65 Stables Cirt DONCASTER 3108	\$422,600	31/05/2019
3	102/83 Tram Rd DONCASTER 3108	\$410,000	15/05/2019

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.



**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
June quarter 2019: \$707,500

## Comparable Properties



**7/13-15 Goodson St DONCASTER 3108 (VG)** **Agent Comments**



**Price:** \$425,000  
**Method:** Sale  
**Date:** 03/05/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**107/65 Stables Cirt DONCASTER 3108 (VG)** **Agent Comments**



**Price:** \$422,600  
**Method:** Sale  
**Date:** 31/05/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**102/83 Tram Rd DONCASTER 3108 (REI/VG)** **Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 15/05/2019  
**Rooms:** -  
**Property Type:** Apartment