

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

822/101 Tram Road, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Single Price \$780,000

MEDIAN SALE PRICE

Median price \$751,250 | Unit | Doncaster (3108)

Period - From 1 August 2016 to 7 August 2017 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

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
1101/20-24 HEPBURN RD, DONCASTER VIC 3108	\$928,888	10/04/2017
615/682-684 DONCASTER RD, DONCASTER VIC 3108	\$889,000	20/04/2017
715/682-684 DONCASTER RD, DONCASTER VIC 3108	\$886,000	20/04/2017