

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

516/101 Tram Road, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Single Price \$335,000

MEDIAN SALE PRICE

Median price \$672,500 | Unit | Doncaster (3108)

Period - From 1 January 2017 to 31 December 2017 | Source - REIV - PDOL

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
412/632 DONCASTER ROAD, DONCASTER VIC 3108	\$330,000	25/01/2018
610/632-640 DONCASTER ROAD, DONCASTER VIC 3108	\$355,000	19/12/2017
512/632 DONCASTER ROAD, DONCASTER VIC 3108	\$337,000	23/01/2017