## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 59 Tram Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,100,000		&		\$1,200,0	00		
Median sale p	rice							
Median price	\$1,550,000	Pro	operty Type	Hous	se		Suburb	Doncaster
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	18 Larkspur Av DONCASTER 3108	\$1,230,000	17/02/2024
2	9 Maralee PI DONCASTER 3108	\$1,210,000	17/10/2023
3	413 Manningham Rd DONCASTER 3108	\$1,148,000	17/02/2024

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.

This Statement of Information was prepared on:

13/03/2024 10:32







Property Type: House Land Size: 648 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2023: \$1,550,000

# **Comparable Properties**

18 Larkspur Av DONCASTER 3108 (REI) 3 2 2 2 Price: \$1,230,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 725 sqm approx	Agent Comments
9 Maralee PI DONCASTER 3108 (REI) 3 1 2 Price: \$1,210,000 Method: Private Sale Date: 17/10/2023 Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments
413 Manningham Rd DONCASTER 3108 (REI) 	Agent Comments

#### Account - Marshall White | P: 03 9822 9999



propertydata

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Land Size: 652 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.