

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

59 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 01/01/2023 to 31/12/2023 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	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



 3
  2
  3

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)

Agent Comments

 3
  2
  2

Price: \$1,230,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 725 sqm approx



9 Maralee Pl DONCASTER 3108 (REI)

Agent Comments

 3
  1
  2

Price: \$1,210,000
Method: Private Sale
Date: 17/10/2023
Property Type: House (Res)
Land Size: 651 sqm approx



413 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

 -
  -
  -

Price: \$1,148,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Land (Res)
Land Size: 652 sqm approx

Account - Marshall White | P: 03 9822 9999