

## 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 9/69 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) (\*Delete single price or range as applicable)

Single price \$669,000

### Median sale price

Median price \$838,000

Property type UNIT

Suburb DONCASTER

Period - From JAN 2021

to

MAR 2021

Source REIV

### 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
3/35 Clay Drive, Doncaster	\$759,000	06/02/2021
1/14 Frederick Street, Doncaster	\$782,000	02/02/2021
3/2 Ada Street, Doncaster	\$760,000	22/04/2021

This Statement of Information was prepared on: 28/04/2021

## Comparable properties



**\$759,000**

3/35 Clay Drive, Doncaster

DATE: 06/02/2021

PROPERTY TYPE: Unit

 2  2  
 1  XXX sqm



**\$782,000**

1/14 Frederick Street, Doncaster

DATE: 02/02/2021

PROPERTY TYPE: Unit

 2  2  
 2  XXX sqm



**\$760,000**

3/2 Ada Street, Doncaster

DATE: 22/04/2021

PROPERTY TYPE: Unit

 2  2  
 1  XXX sqm

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee