

# 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

118/101 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)

Range between \$430,000 & \$460,000

### Median sale price

Median price \$596,500 Property Type Unit Suburb Doncaster

Period - From 01/01/2024 to 31/03/2024 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	810/101 Tram Rd DONCASTER 3108	\$490,000	20/03/2024
2	621/101 Tram Rd DONCASTER 3108	\$435,000	04/02/2024
3	421/101 Tram Rd DONCASTER 3108	\$420,000	11/03/2024

**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: 11/06/2024 14:07



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$430,000 - \$460,000

**Median Unit Price**

March quarter 2024: \$596,500

## Comparable Properties



**810/101 Tram Rd DONCASTER 3108 (VG)**

Agent Comments

2   
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**Price:** \$490,000

**Method:** Sale

**Date:** 20/03/2024

**Property Type:** Strata Unit/Flat

**621/101 Tram Rd DONCASTER 3108 (VG)**

Agent Comments

2   
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**Price:** \$435,000

**Method:** Sale

**Date:** 04/02/2024

**Property Type:** Strata Unit/Flat

**421/101 Tram Rd DONCASTER 3108 (VG)**

Agent Comments

2   
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**Price:** \$420,000

**Method:** Sale

**Date:** 11/03/2024

**Property Type:** Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888