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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$430,000		&		\$460,000			
Median sale pr	rice							
Median price	\$596,500	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress 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









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)



Price: \$490,000 Method: Sale Date: 20/03/2024 Property Type: Strata Unit/Flat Agent Comments

621/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$435,000 Method: Sale Date: 04/02/2024 Property Type: Strata Unit/Flat

421/101 Tram Rd DONCASTER 3108 (VG)

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Agent Comments

Price: \$420,000 Method: Sale Date: 11/03/2024 Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888

propertydata



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