Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	209/101 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3	395,000	&	\$434,500
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Median sale price

Median price	\$675,000	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	01/01/2023	to	31/12/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	621/101 Tram Rd DONCASTER 3108	\$435,000	04/02/2024
2	104/101 Tram Rd DONCASTER 3108	\$420,000	08/12/2023
3	506/91-93 Tram Rd DONCASTER 3108	\$405,000	08/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/04/2024 16:16









Indicative Selling Price \$395,000 - \$434,500 **Median Unit Price** Year ending December 2023: \$675,000

Comparable Properties

621/101 Tram Rd DONCASTER 3108 (VG)

Price: \$435,000 Method: Sale Date: 04/02/2024

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments



104/101 Tram Rd DONCASTER 3108 (REI/VG)

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Price: \$420,000 Method: Private Sale Date: 08/12/2023

Property Type: Apartment



506/91-93 Tram Rd DONCASTER 3108

(REI/VG)

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Price: \$405,000 Method: Private Sale Date: 08/12/2023

Property Type: Apartment

Agent Comments

Account - VICPROP





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