

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

209/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$395,000 & \$434,500

Median sale price

Median price \$675,000 Property Type Unit 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	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 comparable properties 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



Property Type:
Agent Comments

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)

Agent Comments



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



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

Agent Comments



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



506/91-93 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



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

Account - VICPROP