

# 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 502/91-93 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)

Single price \$525,000

### Median sale price

Median price \$1,550,000

Property Type House

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	215/20 Hepburn Rd DONCASTER 3108	\$495,000	27/10/2023
2	1111/20 Hepburn Rd DONCASTER 3108	\$505,000	24/11/2023
3	G14/802 Elgar Rd DONCASTER 3108	\$530,000	20/11/2023

**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:

29/01/2024 16:07



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**215/20 Hepburn Rd DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** Apartment



**1111/20 Hepburn Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$505,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** Apartment



**G14/802 Elgar Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** Apartment

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