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

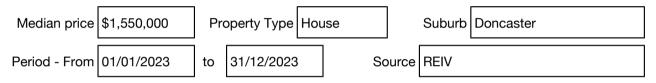
502/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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Single price \$525,000

Median sale price



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.

Ado	dress 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



502/91-93 Tram Road, Doncaster Vic 3108



Kristy Djordevic





Property Type: Apartment Agent Comments

8841 4888 0467 884 530 kristydjordevic@jelliscraig.com.au Indicative Selling Price

\$525,000 Median House Price Year ending December 2023: \$1,550,000

Comparable Properties



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



Price: \$495,000 Method: Private Sale Date: 27/10/2023 Property Type: Apartment Agent Comments

Agent Comments



1 2 **1 1**

1111/20 Hepburn Rd DONCASTER 3108 (REI)

Price: \$505,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment

G14/802 Elgar Rd DONCASTER 3108 (REI)



 $\frac{1}{2} DONCASTER 3108 (REI) \qquad Age$

Agent Comments

Price: \$530,000 Method: Private Sale Date: 20/11/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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