Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	607/91-93 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Single price \$360,000

Median sale price

Median price	\$582,000	Pro	perty Type Ur	nit		Suburb	Doncaster
Period - From	15/09/2022	to	14/09/2023	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

	aress of comparable property	1 1100	Date of Sale
1	302/642 Doncaster Rd DONCASTER 3108	\$408,500	29/06/2023
2	211/642 Doncaster Rd DONCASTER 3108	\$408,000	26/06/2023
3	112/5 Elgar Ct DONCASTER 3108	\$365,000	12/05/2023

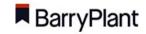
OR

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:	15/09/2023 15:28



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$360,000 **Median Unit Price** 15/09/2022 - 14/09/2023: \$582,000

Comparable Properties



302/642 Doncaster Rd DONCASTER 3108

(REI/VG)



Price: \$408,500 Method: Private Sale Date: 29/06/2023

Property Type: Apartment

Agent Comments



211/642 Doncaster Rd DONCASTER 3108 (REI) Agent Comments





Price: \$408,000 Method: Private Sale Date: 26/06/2023

Property Type: Apartment



112/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

Price: \$365.000 Method: Private Sale Date: 12/05/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



