

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 607/91-93 Tram Road, Doncaster Vic 3108

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

Property Type Unit

Suburb Doncaster

Period - From 15/09/2022

to 14/09/2023

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	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



 1
  1
  1

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)

Agent Comments

 1
  1
  1

Price: \$408,500

Method: Private Sale

Date: 29/06/2023

Property Type: Apartment



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

 1
  1
  1

Price: \$408,000

Method: Private Sale

Date: 26/06/2023

Property Type: Apartment



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

Agent Comments

 1
  1
  1

Price: \$365,000

Method: Private Sale

Date: 12/05/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888