

# 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 g2/83 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)

Range between \$430,000 & \$470,000

### Median sale price

Median price \$596,500 Property Type Unit Suburb Doncaster

Period - From 01/01/2024 to 31/03/2024 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	902/20 Hepburn Rd DONCASTER 3108	\$470,000	19/02/2024
2	LG5/83 Tram Rd DONCASTER 3108	\$460,000	14/02/2024
3			

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: 24/06/2024 17:05



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$430,000 - \$470,000

**Median Unit Price**

March quarter 2024: \$596,500

## Comparable Properties



**902/20 Hepburn Rd DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$470,000

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** Apartment



**LG5/83 Tram Rd DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Apartment

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.

**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799



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