

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

320/101 Tram Road, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 425,000

Median sale priceMedian price

\$715,000

Property type

Unit

Suburb

Doncaster

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 113/101 Tram Road, Doncaster	\$ 420,000	14/11/21
2 520/101 Tram Road, Doncaster	\$ 430,000	14/02/21
3 620/101 Tram Road, Doncaster	\$ 438,000	30/07/20

This Statement of Information was prepared on:

25/03/2022

Comparable properties



\$420,000

113/101 Tram Road, Doncaster, Victoria

DATE: 14/11/21

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$430,000

520/101 Tram Road, Doncaster, Victoria

DATE: 14/02/21

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm



\$438,000

620/101 Tram Road, Doncaster, Victoria

DATE: 30/07/20

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm x

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21 days on market



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