Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$680,000	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	01/04/2024	to	30/06/2024	s	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

Add	dress of comparable property	Price	Date of sale
1	203/101 Tram Rd DONCASTER 3108	\$430,000	10/09/2024
2	118/101 Tram Rd DONCASTER 3108	\$430,000	21/06/2024
3	810/101 Tram Rd DONCASTER 3108	\$490,000	20/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/09/2024 12:09





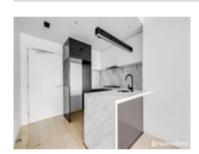




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$470,000 - \$499,000 **Median Unit Price** June quarter 2024: \$680,000

Comparable Properties



203/101 Tram Rd DONCASTER 3108 (REI)



Price: \$430,000 Method: Private Sale Date: 10/09/2024

Property Type: Apartment

Agent Comments



118/101 Tram Rd DONCASTER 3108 (REI/VG)





Price: \$430,000 Method: Private Sale Date: 21/06/2024

Property Type: Apartment

Agent Comments



810/101 Tram Rd DONCASTER 3108 (VG)



Price: \$490.000 Method: Sale Date: 20/03/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9842 8888



