

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

508/88 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$485,000

Median sale price*

Median price

\$675,000

Property Type

Unit

Suburb

Doncaster

Period - From

20/09/2019

to

20/03/2020

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	109/3 Grosvenor St DONCASTER 3108	\$505,000	27/12/2019
2	514/1 Grosvenor St DONCASTER 3108	\$480,000	17/12/2019
3	8/107 Whittens La DONCASTER 3108	\$471,500	03/03/2020

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:

20/03/2020 18:23



Property Type: Strata Unit/Flat

Land Size: 68 sqm approx

Agent Comments

Comparable Properties



109/3 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 27/12/2019

Property Type: Apartment



514/1 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 17/12/2019

Rooms: 4

Property Type: Apartment



8/107 Whittens La DONCASTER 3108 (REI)

Agent Comments



Price: \$471,500

Method: Private Sale

Date: 03/03/2020

Property Type: Apartment