

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

4/75 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$838,000 Property Type Unit Suburb Doncaster

Period - From 01/01/2021 to 31/03/2021 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	1/596-598 Middleborough Rd BLACKBURN NORTH 3130	\$500,000	05/01/2021
2	19/3 Sovereign Point Ct DONCASTER 3108	\$493,000	22/12/2020
3	102/11 Goodson St DONCASTER 3108	\$485,000	20/03/2021

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:

17/05/2021 19:35



PhilipWebb

Harry Fares

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Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

March quarter 2021: \$838,000



2 1 1

Property Type: Apartment

Agent Comments

Fantastic Ground Level apartment consisting of around 10 squares of living and 4 squares of Natural Ground Floor garden... Situated Only minutes walk from Westfield Shopping Town - Doncaster... Public transport at your doorstep and Box Hill Central and Train Station only a 5 minute drive - An essential must see Apartment.. Call Harry Fares 0458 766 958

Comparable Properties



1/596-598 Middleborough Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$500,000

Method: Private Sale

Date: 05/01/2021

Property Type: Apartment



19/3 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$493,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment



102/11 Goodson St DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 20/03/2021

Property Type: Apartment