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

408/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price | $567,500

Median sale price

| Median price | $723,000 | Property Type | Unit | Suburb | Doncaster |

| Period - From | 01/07/2020 | to | 30/06/2021 | 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	109/160 Williamsons Rd DONCASTER 3108	$600,000	05/05/2021
2	209/642 Doncaster Rd DONCASTER 3108	$575,000	02/04/2021
3	23/765-767 Doncaster Rd DONCASTER 3108	$570,000	11/03/2021

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: | 28/07/2021 11:14

first
national | Bill Schlink

Eddie Fakhri
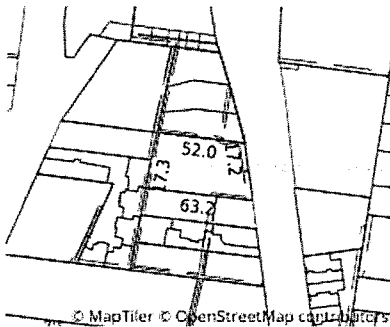9846 2111
0402 425 715
eddie@billschlink.com.au

Indicative Selling Price
$567,500
Median Unit Price
Year ending June 2021: $723,000

🛏 🛁 - 🚗

Property Type:

Agent Comments

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Comparable Properties

109/160 Williamsons Rd DONCASTER 3108 (REI)   Agent Comments

🛏 2   🛁 2   🚗 2

Price: $600,000
Method: Private Sale
Date: 05/05/2021
Property Type: Apartment

209/642 Doncaster Rd DONCASTER 3108 (REI)   Agent Comments

🛏 2   🛁 2   🚗 1

Price: $575,000
Method: Private Sale
Date: 02/04/2021
Property Type: Apartment

23/765-767 Doncaster Rd DONCASTER 3108 (REI)   Agent Comments

🛏 2   🛁 1   🚗 1

Price: $570,000
Method: Private Sale
Date: 11/03/2021
Property Type: Apartment

REIV
THE DIFFERENCE

propertydata
.com.au