

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

216/101 Tram Road, Doncaster VIC 3108

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

\$288,000

Median sale priceMedian price

\$838,000

Property type

UNIT

Suburb

Doncaster

Period - From

JAN 21

to

MAR 21

Source

REIV

Comparable property sales

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
102/642 Doncaster Road, Doncaster VIC 3108	\$390,000	11/01/2021
305/91-93 Tram Road, Doncaster VIC 3108	\$360,000	25/01/2021
405/5 Elgar Court, Doncaster VIC 3108	\$340,000	25/11/2021

This Statement of Information was prepared on:

27/04/2021

Comparable properties



\$390,000

102/642 Doncaster Road, Doncaster VIC 3108

DATE: 11/01/2021

PROPERTY TYPE: APARTMENT

 1  1
 1  XXX sqm



\$360,000

305/91-93 Tram Road, Doncaster VIC 3108

DATE: 25/02/2021

PROPERTY TYPE: APARTMENT

 1  1
 1  XXX sqm



\$340,000

405/5 Elgar Court, Doncaster VIC 3108

DATE: 25/11/2020

PROPERTY TYPE:

 1  1
 1  XXX sqm

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Average of only
21 days on market



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