

# 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

g8/83 Tram Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$590,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2022

to 30/09/2022

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	201/8 Berkeley St DONCASTER 3108	\$420,000	15/08/2022
2	103/101 Tram Rd DONCASTER 3108	\$413,800	09/05/2022
3	518/101 Tram Rd DONCASTER 3108	\$410,000	10/08/2022

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:

04/11/2022 16:21



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
September quarter 2022: \$590,000

## Comparable Properties



**201/8 Berkeley St DONCASTER 3108 (REI/VG)** **Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 15/08/2022  
**Property Type:** Apartment



**103/101 Tram Rd DONCASTER 3108 (REI/VG)** **Agent Comments**



**Price:** \$413,800  
**Method:** Private Sale  
**Date:** 09/05/2022  
**Property Type:** Apartment



**518/101 Tram Rd DONCASTER 3108 (REI/VG)** **Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 10/08/2022  
**Property Type:** Apartment