

# 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

1102/101 Tram Road, Doncaster Vic 3108

### Indicative selling price

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

Single price \$975,000

### Median sale price

Median price \$710,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2022

to 31/12/2022

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                              | 2/723 Elgar Rd DONCASTER 3108 | \$950,000 | 06/11/2022   |
| 2                              |                               |           |              |
| 3                              |                               |           |              |

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:

06/03/2023 19:22



 3  2  2

**Property Type:** Strata Unit/Flat

**Land Size:** 183 sqm approx

Agent Comments

**Indicative Selling Price**

\$975,000

**Median Unit Price**

December quarter 2022: \$710,000

## Comparable Properties

2/723 Elgar Rd DONCASTER 3108 (VG)

Agent Comments

 3  -  -

**Price:** \$950,000

**Method:** Sale

**Date:** 06/11/2022

**Property Type:** Strata Unit/Townhouse -  
Conjoined

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.

Account - VICPROP