## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/85 Tram Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Single price	e \$488,000							
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit	:		Suburb	Doncaster
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	G14/802 Elgar Rd DONCASTER 3108	\$530,000	20/11/2023
2	9/85 Tram Rd DONCASTER 3108	\$495,000	20/08/2023
3	21/75 Tram Rd DONCASTER 3108	\$480,000	19/08/2023

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:

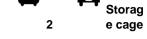
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**Indicative Selling Price** \$488,000 **Median Unit Price** September quarter 2023: \$680,000

Property Type: Apartment Agent Comments

Body corp fees: Approx.\$4600 per year, council rate: Approx \$800 per year Built: Around 2014 Size approx. 77sqm

# **Comparable Properties**



G14/802 Elgar Rd DONCASTER 3108 (REI)



Price: \$530,000 Method: Private Sale Date: 20/11/2023 Property Type: Apartment Agent Comments

Agent Comments



9/85 Tram Rd DONCASTER 3108 (VG) έα). 2

Price: \$495,000 Method: Sale Date: 20/08/2023 Property Type: Strata Unit/Flat

21/75 Tram Rd DONCASTER 3108 (VG)

2

Agent Comments

Price: \$480.000 Method: Sale Date: 19/08/2023 Property Type: Strata Unit/Flat

Account - The One Real Estate (AU) | P: 03 7007 5707



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