

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

3/85 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$488,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2023

to 30/09/2023

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	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:

12/01/2024 10:46



2
 2
 1 + Storage cage

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)

Agent Comments

2
 1
 1

Price: \$530,000

Method: Private Sale

Date: 20/11/2023

Property Type: Apartment



9/85 Tram Rd DONCASTER 3108 (VG)

Agent Comments

2
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Price: \$495,000

Method: Sale

Date: 20/08/2023

Property Type: Strata Unit/Flat

21/75 Tram Rd DONCASTER 3108 (VG)

Agent Comments

2
 -
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Price: \$480,000

Method: Sale

Date: 19/08/2023

Property Type: Strata Unit/Flat

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