

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

105/83 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$340,000 & \$350,000

Median sale price

Median price \$648,750 Property Type Unit Suburb Doncaster

Period - From 08/01/2023 to 07/01/2024 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	204/632 Doncaster Rd DONCASTER 3108	\$350,000	14/07/2023
2	204/632-640 Doncaster Rd DONCASTER 3108	\$350,000	20/07/2023
3	707/600 Doncaster Rd DONCASTER 3108	\$340,000	25/08/2023

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: 08/01/2024 11:41



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



204/632 Doncaster Rd DONCASTER 3108 (VG) Agent Comments



Price: \$350,000

Method: Sale

Date: 14/07/2023

Property Type: Strata Unit/Flat



204/632-640 Doncaster Rd DONCASTER 3108 (REI) Agent Comments



Price: \$350,000

Method: Private Sale

Date: 20/07/2023

Property Type: Apartment



707/600 Doncaster Rd DONCASTER 3108 (REI) Agent Comments



Price: \$340,000

Method: Private Sale

Date: 25/08/2023

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000