

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

710/101 Tram Road, Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$495,000

Median sale price

Median price

\$650,000

Property type

Unit

Suburb

Doncaster

Period - From

January 2020

to

March 2020

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. 12/5-7 Curlew Court, Doncaster	\$525,000	16.03.2020
2. 504/93 Tram Road, Doncaster	\$488,000	20.03.2020
3. 707/101 Tram Road, Doncaster	\$485,000	15.05.2020

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:

22.05.2020

Comparable properties



\$525,000

12/5-7 Curlew Court, Doncaster, Victoria

DATE: 16.03.2020

PROPERTY TYPE: Apartment



\$488,000

504/93 Tram Road, Doncaster, Victoria

DATE: 20.03.2020

PROPERTY TYPE: Apartment



\$485,000

707/101 Tram Road, Doncaster, Victoria

DATE: 15.05.2020

PROPERTY TYPE: Apartment



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21 days on market



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