

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

203/101 Tram Road, Doncaster

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$597,000

Property type

Apartment

Suburb

Doncaster

Period - From

January 2024

to

March 2024

Source

REIV

Comparable property sales

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. 309/18 Berkeley Street, Doncaster	\$ 475,000	11/05/2024
2. 9/75 Tram Road, Doncaster	\$ 520,000	21/04/2024
3. 902/20 Hepburn Road, Doncaster	\$ 470,000	19/02/2024

This Statement of Information was prepared on:

4/06/2024

Comparable properties



\$ 475,000

309/18 Berkeley Street, Doncaster, Victoria

DATE: 11/05/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 520,000

9/75 Tram Road, Doncaster, Victoria

DATE: 21/04/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 470,000

902/20 Hepburn Road, Doncaster, Victoria

DATE: 19/02/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm x

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