

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 22/75 Tram Road, Doncaster VIC 3108

Indicative selling price

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

Single price \$470,000

Median sale price

Median price \$641,000

Property type *Apartment*

Suburb Doncaster

Period - From JUL 20

to

SEP 20

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
19/3 Sovereign Point Court, Doncaster	\$493,000	22/12/20
4/3 Grosvenor Street, Doncaster	\$512,000	30/10/20
609/91-93 Tram Road, Doncaster	\$520,000	9/10/2020

This Statement of Information was prepared on: 27/12/2021



Comparable properties

CONSUMER AFFAIRS VICTORIA

\$493,000