

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

819/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$435,000

&

\$450,000

Median sale price

Median price \$597,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2019

to

30/09/2019

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	208/91-93 Tram Rd DONCASTER 3108	\$468,000	10/09/2019
2	912/101 Tram Rd DONCASTER 3108	\$456,000	16/08/2019
3	106/101 Tram Rd DONCASTER 3108	\$448,000	02/09/2019

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:

20/12/2019 17:12



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$435,000 - \$450,000
Median Unit Price
September quarter 2019: \$597,000

Comparable Properties



208/91-93 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$468,000
Method: Private Sale
Date: 10/09/2019
Property Type: Apartment

912/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$456,000
Method: Private Sale
Date: 16/08/2019
Property Type: Apartment



106/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$448,000
Method: Private Sale
Date: 02/09/2019
Property Type: Apartment