

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

413/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$385,000 & \$410,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Doncaster

Period - From 01/01/2023 to 31/03/2023 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	607/20 Hepburn Rd DONCASTER 3108	\$418,000	06/02/2023
2	109/5 Elgar Ct DONCASTER 3108	\$406,000	09/02/2023
3	112/101 Tram Rd DONCASTER 3108	\$405,000	27/04/2023

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:

09/06/2023 13:18



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$385,000 - \$410,000

Median Unit Price

March quarter 2023: \$615,000

Comparable Properties



607/20 Hepburn Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$418,000

Method: Sale

Date: 06/02/2023

Property Type: Strata Unit/Flat



109/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$406,000

Method: Private Sale

Date: 09/02/2023

Property Type: Apartment

112/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$405,000

Method: Sale

Date: 27/04/2023

Property Type: Strata Unit/Flat