Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 211/91 Tram Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$360,000		&		\$395,000					
Median sale pi	rice									
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Doncaster		
Period - From	26/02/2020	to	25/02/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	610/91-93 Tram Rd DONCASTER 3108	\$445,750	04/12/2020
2	511/91-93 Tram Rd DONCASTER 3108	\$435,000	22/10/2020
3	407/91-93 Tram Rd DONCASTER 3108	\$370,000	05/10/2020

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:

26/02/2021 11:41









Property Type: Apartment **Land Size:** 67 sqm approx Agent Comments Additional Study Indicative Selling Price \$360,000 - \$395,000 Median Unit Price 26/02/2020 - 25/02/2021: \$650,000

Comparable Properties



610/91-93 Tram Rd DONCASTER 3108 (REI/VG)



Price: \$445,750 Method: Private Sale Date: 04/12/2020 Property Type: Apartment

511/91-93 Tram Rd DONCASTER 3108 (VG)

Agent Comments

Agent Comments



Price: \$435,000 Method: Sale Date: 22/10/2020 Property Type: Strata Unit/Flat



407/91-93 Tram Rd DONCASTER 3108 (REI/VG)



Price: \$370,000 Method: Private Sale Date: 05/10/2020 Property Type: Apartment Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.