

# 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

211/91 Tram Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000

&

\$395,000

### Median sale price

Median price \$650,000

Property Type Unit

Suburb Doncaster

Period - From 26/02/2020

to

25/02/2021

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	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)**

**Agent Comments**



**Price:** \$445,750

**Method:** Private Sale

**Date:** 04/12/2020

**Property Type:** Apartment



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

**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)**

**Agent Comments**



**Price:** \$370,000

**Method:** Private Sale

**Date:** 05/10/2020

**Property Type:** Apartment