

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

7/75-77 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2021 to 30/06/2022 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	212/8 Berkeley St DONCASTER 3108	\$505,000	27/06/2022
2	614/600 Doncaster Rd DONCASTER 3108	\$500,000	03/08/2022
3	903/20-24 Hepburn Rd DONCASTER 3108	\$488,000	20/04/2022

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:

23/09/2022 09:52



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$480,000 - \$510,000
Median Unit Price
 Year ending June 2022: \$635,000

Comparable Properties



212/8 Berkeley St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$505,000
Method: Private Sale
Date: 27/06/2022
Property Type: Unit



614/600 Doncaster Rd DONCASTER 3108 (REI) Agent Comments



Price: \$500,000
Method: Private Sale
Date: 03/08/2022
Property Type: Apartment



903/20-24 Hepburn Rd DONCASTER 3108 (REI) Agent Comments



Price: \$488,000
Method: Private Sale
Date: 20/04/2022
Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388