

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

104/101 Tram Road, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$428,000

Median sale priceMedian price

\$ 668,000

Property type

UNIT

Suburb

DONCASTER

Period - From

1/4/21

to

30/6/21

Source

REIV

Comparable property sales

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
1 808/5 Elgar Court, Doncaster	\$ 460,000	18/5/21
2 7/800 Elgar Road, Doncaster	\$ 435,000	1/6/21
3 6/5 Firth Street, Doncaster	\$ 445,000	11/5/21

This Statement of Information was prepared on:

13/10/2021

Comparable properties



\$460,000

808/5 Elgar Court, Doncaster, Victoria

DATE: 18/5/21

PROPERTY TYPE: UNIT

 2  1
 1  sqm



\$435,000

7/800 Elgar Road, Doncaster, Victoria

DATE: 16/7/21

PROPERTY TYPE: UNIT

 2  1
 1  sqm



\$445,000

6/5 Firth Street, Doncaster, Victoria

DATE: 11/5/21

PROPERTY TYPE: UNIT

 2  1
 2  sqm x

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21 days on market



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