

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

103/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$410,000

&

\$430,000

Median sale price

Median price \$649,500

Property Type Unit

Suburb Doncaster

Period - From 26/03/2021

to

25/03/2022

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	113/101 Tram Rd DONCASTER 3108	\$420,000	16/11/2021
2	104/101 Tram Rd DONCASTER 3108	\$420,000	22/12/2021
3	505/101 Tram Rd DONCASTER 3108	\$410,000	26/11/2021

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:

26/03/2022 11:10



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$410,000 - \$430,000

Median Unit Price

26/03/2021 - 25/03/2022: \$649,500

Comparable Properties

113/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments

2
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 -

Price: \$420,000

Method: Sale

Date: 16/11/2021

Property Type: Strata Unit/Flat



104/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2
 1
 1

Price: \$420,000

Method: Private Sale

Date: 22/12/2021

Property Type: Apartment

505/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 1
 -

Price: \$410,000

Method: Private Sale

Date: 26/11/2021

Property Type: Apartment

Account - VICPROP