

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

221/101 Tram Road, Doncaster VIC 3108

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$708,000

Property type

Unit

Suburb

Doncaster

Period - From

March 2019

to

June 2019

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. 215/6 Thiele Street, Doncaster	\$468,000	29/08/2019
2. 121/642 Doncaster Road, Doncaster	\$525,000	19/08/2019
3. 103/642 Doncaster Road, Doncaster	\$523,000	10/07/2019

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:

24/09/2019

Comparable properties



\$468,000

215/6 Thiele Street, Doncaster, Victoria

DATE: 29/08/19

PROPERTY TYPE: Unit



\$525,000

121/642 Doncaster Road, Doncaster Victoria

DATE: 19/08/19

PROPERTY TYPE: Unit



\$523,000

103/642 Doncaster Road, Doncaster Victoria

DATE: 10/07/19

PROPERTY TYPE: Unit



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21 days on market



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