

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

13/75-77 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$838,000 Property Type Unit Suburb Doncaster

Period - From 01/01/2021 to 31/03/2021 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 | 19/3 Sovereign Point Ct DONCASTER 3108 | \$493,000 | 22/12/2020 |
| 2 | 102/11 Goodson St DONCASTER 3108 | \$485,000 | 20/03/2021 |
| 3 | 22/75-77 Tram Rd DONCASTER 3108 | \$446,000 | 20/04/2021 |

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:

28/04/2021 18:49



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
March quarter 2021: \$838,000

Comparable Properties



19/3 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$493,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment



102/11 Goodson St DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 20/03/2021

Property Type: Apartment



22/75-77 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$446,000

Method: Private Sale

Date: 20/04/2021

Property Type: Apartment