

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

401/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$540,000

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	22/765-767 Doncaster Rd DONCASTER 3108	\$550,000	29/04/2021
2	208/832 Doncaster Rd DONCASTER 3108	\$557,000	28/04/2021
3	23/765-767 Doncaster Rd DONCASTER 3108	\$570,000	11/03/2021

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:

29/06/2021 11:17

401/91-93 Tram Road, Doncaster Vic 3108



first
national
REAL ESTATE

Bill Schlink

Eddie Fakhri

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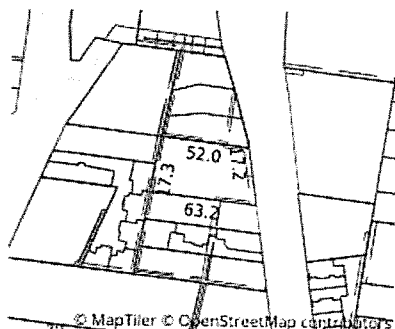
eddie@billschlink.com.au

Indicative Selling Price

\$540,000

Median Unit Price

March quarter 2021: \$838,000



Property Type:

Agent Comments

Comparable Properties



22/765-767 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 29/04/2021

Rooms: 4

Property Type: Apartment



208/832 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

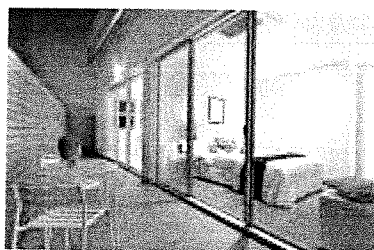


Price: \$557,000

Method: Private Sale

Date: 28/04/2021

Property Type: Apartment



23/765-767 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 11/03/2021

Property Type: Apartment

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.