### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	807/101 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$499,000

#### Median sale price

Median price \$670,000	Pro	operty Type Un	it	Suburb	Doncaster
Period - From 01/10/202	24 to	31/12/2024	Sou	rce 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

Aut	areas or comparable property	1 1100	Date of Sale
1	301/91-93 Tram Rd DONCASTER 3108	\$502,000	17/01/2025
2	507/5 Elgar Ct DONCASTER 3108	\$545,000	14/01/2025
3	307/101 Tram Rd DONCASTER 3108	\$486,000	09/10/2024

#### 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:	03/03/2025 10:39



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$499,000 **Median Unit Price** December quarter 2024: \$670,000

## Comparable Properties



301/91-93 Tram Rd DONCASTER 3108 (REI)





**Agent Comments** 

Price: \$502,000 Method: Private Sale Date: 17/01/2025

Property Type: Apartment



507/5 Elgar Ct DONCASTER 3108 (REI)

2





**Agent Comments** 

Price: \$545,000 Method: Private Sale Date: 14/01/2025

Property Type: Apartment



307/101 Tram Rd DONCASTER 3108 (REI/VG)



Price: \$486,000 Method: Auction Sale Date: 09/10/2024

Property Type: Apartment

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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