

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

204/83 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$795,000 & \$869,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	919/642 Doncaster Rd DONCASTER 3108	\$860,000	06/09/2023
2	1/960 Station St BOX HILL NORTH 3129	\$841,500	12/04/2023
3	901/20 Hepburn Rd DONCASTER 3108	\$808,000	15/03/2023

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:

05/04/2024 13:29



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$795,000 - \$869,000

Median Unit Price

December quarter 2023: \$717,500

Comparable Properties



919/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$860,000

Method: Private Sale

Date: 06/09/2023

Property Type: Unit



1/960 Station St BOX HILL NORTH 3129 (VG)

Agent Comments

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Price: \$841,500

Method: Sale

Date: 12/04/2023

Property Type: Flat/Unit/Apartment (Res)



901/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

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  2
  2

Price: \$808,000

Method: Private Sale

Date: 15/03/2023

Property Type: Apartment

Land Size: 120 sqm approx

Account - VICPROP



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