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	215/101 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$608,888	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	01/04/2022	to	30/06/2022		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

Address of comparable property		Price	Date of sale
1	308/3 Grosvenor St DONCASTER 3108	\$378,000	01/07/2022
2	303/721 Elgar Rd DONCASTER 3108	\$330,000	14/06/2022
3	304/632 Doncaster Rd DONCASTER 3108	\$325,000	11/05/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/09/2022 13:46





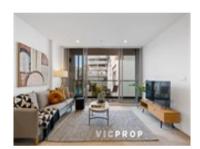




Property Type: Apartment Agent Comments

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** June quarter 2022: \$608,888

Comparable Properties



308/3 Grosvenor St DONCASTER 3108

(REI/VG)





Price: \$378,000 Method: Private Sale Date: 01/07/2022

Property Type: Apartment

Agent Comments

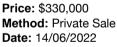
303/721 Elgar Rd DONCASTER 3108 (REI/VG)











Property Type: Apartment

Agent Comments



304/632 Doncaster Rd DONCASTER 3108 (REI/VG)





Price: \$325,000 Method: Private Sale

Date: 11/05/2022

1

Property Type: Apartment

Agent Comments

Account - VICPROP



