

# 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

215/101 Tram Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

### Median sale price

Median price \$608,888 Property Type Unit 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	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 comparable properties 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



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**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)

Agent Comments

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**Price:** \$378,000  
**Method:** Private Sale  
**Date:** 01/07/2022  
**Property Type:** Apartment



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

Agent Comments

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 14/06/2022  
**Property Type:** Apartment



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

Agent Comments

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**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 11/05/2022  
**Property Type:** Apartment

Account - VICPROP