

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

806/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2021

to 31/12/2021

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	323/642 Doncaster Rd DONCASTER 3108	\$570,000	12/10/2021
2	310/642 Doncaster Rd DONCASTER 3108	\$560,000	19/10/2021
3	417/632-640 Doncaster Rd DONCASTER 3108	\$540,000	18/11/2021

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:

02/02/2022 12:25

Stasi Adgemis

9842 1188

0401 640 853

sadgemis@woodards.com.au

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

December quarter 2021: \$715,000



Property Type: Apartment

Agent Comments

Comparable Properties



323/642 Doncaster Rd DONCASTER 3108 (VG) **Agent Comments**



Price: \$570,000

Method: Sale

Date: 12/10/2021

Property Type: Flat/Unit/Apartment (Res)



310/642 Doncaster Rd DONCASTER 3108 (VG) **Agent Comments**



Price: \$560,000

Method: Sale

Date: 19/10/2021

Property Type: Flat/Unit/Apartment (Res)



417/632-640 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**



Price: \$540,000

Method: Private Sale

Date: 18/11/2021

Property Type: Apartment