

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

104/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2023

to

30/06/2023

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	605/1 Grosvenor St DONCASTER 3108	\$450,000	04/08/2023
2	309/6 Thiele St DONCASTER 3108	\$443,000	18/08/2023
3	914/101 Tram Rd DONCASTER 3108	\$441,888	28/06/2023

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:

21/08/2023 17:20



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000

Median Unit Price

June quarter 2023: \$610,000

Comparable Properties



605/1 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 04/08/2023

Property Type: Apartment



309/6 Thiele St DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$443,000

Method: Sold After Auction

Date: 18/08/2023

Property Type: Apartment



914/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$441,888

Method: Private Sale

Date: 28/06/2023

Property Type: Apartment