Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	101/88 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	
ndicative selling prid	20

Indicative selling price

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

Range between \$480,000	&	\$500,000
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Median sale price

Median price	\$650,000	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	01/01/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	109/3 Grosvenor St DONCASTER 3108	\$505,000	27/12/2019
2	2/3 Grosvenor St DONCASTER 3108	\$500,000	11/12/2019
3	G01/88 Tram Rd DONCASTER 3108		20/02/2020

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:	17/03/2020 15:33





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Indicative Selling Price \$480,000 - \$500,000 **Median Unit Price** Year ending December 2019: \$650,000





Agent Comments



Comparable Properties



109/3 Grosvenor St DONCASTER 3108

(REI/VG)

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Price: \$505,000 Method: Private Sale Date: 27/12/2019

Property Type: Apartment

Agent Comments

2/3 Grosvenor St DONCASTER 3108 (VG)

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Price: \$500,000 Method: Sale Date: 11/12/2019

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments



G01/88 Tram Rd DONCASTER 3108 (REI)

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Method: Private Sale Date: 20/02/2020

Rooms: 5

Property Type: Apartment



Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.