

# 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

101/88 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 \$480,000

&

\$500,000

### Median sale price

Median price \$650,000

Property Type Unit

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	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 comparable properties 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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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$480,000 - \$500,000

**Median Unit Price**

Year ending December 2019: \$650,000

## Comparable Properties



**109/3 Grosvenor St DONCASTER 3108 (REI/VG)**

Agent Comments

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**Price:** \$505,000

**Method:** Private Sale

**Date:** 27/12/2019

**Property Type:** Apartment

**2/3 Grosvenor St DONCASTER 3108 (VG)**

Agent Comments

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**Price:** \$500,000

**Method:** Sale

**Date:** 11/12/2019

**Property Type:** Strata Unit/Flat



**G01/88 Tram Rd DONCASTER 3108 (REI)**

Agent Comments

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**Price:**

**Method:** Private Sale

**Date:** 20/02/2020

**Rooms:** 5

**Property Type:** Apartment