

## 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

819/101 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

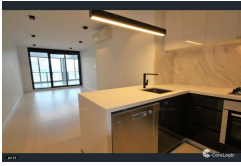
Date of sale

106/101 Tram Road Doncaster VIC 3108	\$448,000	02-Sep-19
503/101 Tram Road Doncaster VIC 3108	\$455,000	18-Jul-18
912/101 Tram Road Doncaster VIC 3108	\$456,000	11-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 25 November 2019



**106/101 Tram Road Doncaster VIC 3108**

Sold Price

**\$448,000**

Sold Date

**02-Sep-19**

 2  1  1

Distance

-



**503/101 Tram Road Doncaster VIC 3108**

Sold Price

**\$455,000**

Sold Date

**18-Jul-18**

 2  1  2

Distance

-



**912/101 Tram Road Doncaster VIC 3108**

Sold Price

**\$456,000**

Sold Date

**11-Aug-19**

 2  2  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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