

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

401/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2024

to

30/09/2024

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	203/101 Tram Rd DONCASTER 3108	\$430,000	10/09/2024
2	206/6 Thiele St DONCASTER 3108	\$435,000	05/07/2024
3	405/101 Tram Rd DONCASTER 3108	\$425,000	17/05/2024

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:

17/10/2024 15:09

401/101 Tram Road, Doncaster Vic 3108



 2  1  1

Property Type: Strata Unit/Flat
Land Size: 60 sqm approx
Agent Comments

Indicative Selling Price
\$439,000
Median Unit Price
September quarter 2024: \$697,500

Comparable Properties



203/101 Tram Rd DONCASTER 3108 (REI/VG) **Agent Comments**

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Price: \$430,000
Method: Private Sale
Date: 10/09/2024
Property Type: Apartment



206/6 Thiele St DONCASTER 3108 (REI/VG) **Agent Comments**

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Price: \$435,000
Method: Private Sale
Date: 05/07/2024
Property Type: Apartment



405/101 Tram Rd DONCASTER 3108 (VG) **Agent Comments**

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Price: \$425,000
Method: Sale
Date: 17/05/2024
Property Type: Strata Unit/Flat

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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