

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

311/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$710,000

House

Unit

X

Suburb

Doncaster

Period - From 01/07/2016

to

30/06/2017

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	G03/88 Tram Rd DONCASTER 3108	\$415,800	11/07/2017
2	508/1 Grosvenor St DONCASTER 3108	\$410,000	22/03/2017
3	603/88 Tram Rd DONCASTER 3108	\$395,000	07/08/2017

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.~~

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Indicative Selling Price
\$390,000 - \$429,000
Median Unit Price
Year ending June 2017: \$710,000



Rooms: 1
Property Type: Apartment
Agent Comments

Comparable Properties

G03/88 Tram Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$415,800
Method: Private Sale
Date: 11/07/2017
Rooms: -
Property Type: Apartment

508/1 Grosvenor St DONCASTER 3108 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 22/03/2017
Rooms: -
Property Type: Strata Unit/Flat



603/88 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 07/08/2017
Rooms: 3
Property Type: Apartment