

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	411/91-97 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	\$610,000	House		Unit	X	Suburb	Doncaster
Period - From	01/07/2017	to	30/09/2017	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	301/101-105 Tram Rd DONCASTER 3108	\$425,000	09/08/2017
2	311/91-93 Tram Rd DONCASTER 3108	\$411,500	20/10/2017
3	603/88 Tram Rd DONCASTER 3108	\$395,000	02/08/2017

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median Unit Price
September quarter 2017: \$610,000

Comparable Properties



301/101-105 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 09/08/2017
Rooms: -
Property Type: Apartment



311/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$411,500
Method: Private Sale
Date: 20/10/2017
Rooms: -
Property Type: Apartment



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

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 02/08/2017
Rooms: 5
Property Type: Apartment