

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

717/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$620,000

&

\$650,000

Median sale price

Median price \$561,000

Property Type Unit

Suburb Doncaster

Period - From 09/03/2021

to

08/03/2022

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	712/20 Hepburn Rd DONCASTER 3108	\$700,000	19/01/2022
2	203/8 Hepburn Rd DONCASTER 3108	\$665,000	24/02/2022
3	5/5 Curlew Ct DONCASTER 3108	\$600,000	24/01/2022

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:

09/03/2022 10:58

717/101 Tram Road, Doncaster Vic 3108

Fang Lu
8841 2000
0402 451 438
fang.lu@raywhite.com

 3  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000 - \$650,000
Median Unit Price
09/03/2021 - 08/03/2022: \$561,000

Comparable Properties



712/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$700,000
Method: Private Sale
Date: 19/01/2022
Property Type: Apartment



203/8 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$665,000
Method: Private Sale
Date: 24/02/2022
Property Type: Apartment



5/5 Curlew Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$600,000
Method: Private Sale
Date: 24/01/2022
Property Type: Apartment

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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