Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 717/101 Tram Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$620,000		&		\$650,000					
Median sale pr	rice									
Median price	\$561,000	Pro	operty Type	Unit			Suburb	Doncaster		
Period - From	09/03/2021	to	08/03/2022		So	urce	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.

Ade	dress 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.

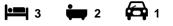
This Statement of Information was prepared on:

09/03/2022 10:58



717/101 Tram Road, Doncaster Vic 3108

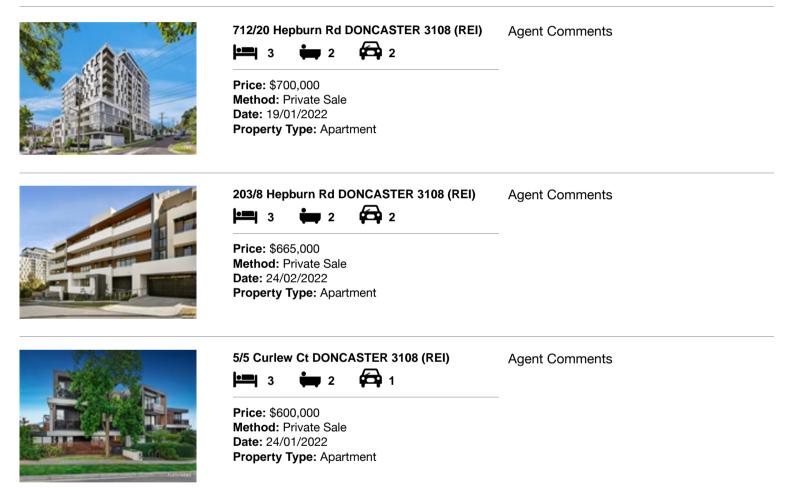
Fang Lu 8841 2000 0402 451 438 fang.lu@raywhite.com



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



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





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