

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

303/91-93 TRAM ROAD DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$565,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

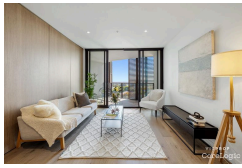
Date of sale

604/5 ELGAR COURT DONCASTER VIC 3108	\$565,000	27-Oct-23
117/101 TRAM ROAD DONCASTER VIC 3108	\$572,000	11-Sep-23
502/1 GROSVENOR STREET DONCASTER VIC 3108	\$570,000	24-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 07 March 2024



604/5 ELGAR COURT DONCASTER VIC 3108 Sold Price **\$565,000** Sold Date **27-Oct-23**

2 2 1

Distance **0.09km**



117/101 TRAM ROAD DONCASTER VIC 3108 Sold Price **\$572,000** Sold Date **11-Sep-23**

2 2 1

Distance **0.12km**



502/1 GROSVENOR STREET DONCASTER VIC 3108 Sold Price **\$570,000** Sold Date **24-Jan-24**

2 2 1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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