

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

4/85 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

\$450,000

&

\$478,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/85 TRAM ROAD DONCASTER VIC 3108	\$475,000	27-Aug-22
807/101 TRAM ROAD DONCASTER VIC 3108	\$465,000	21-Dec-22
307/8 HEPBURN ROAD DONCASTER VIC 3108	\$477,000	17-Aug-22

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: 14 March 2023



1/85 TRAM ROAD DONCASTER VIC 3108

Sold Price

\$475,000 Sold Date **27-Aug-22**

 2  2  1

Distance **0km**



807/101 TRAM ROAD DONCASTER VIC 3108

Sold Price

\$465,000 Sold Date **21-Dec-22**

 2  2  1

Distance **0.17km**



307/8 HEPBURN ROAD DONCASTER VIC 3108

Sold Price

\$477,000 Sold Date **17-Aug-22**

 2  2  1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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