

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

9/69 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

\$648,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2023

to

31 Oct 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

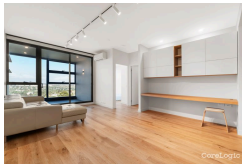
Date of sale

705/642 DONCASTER ROAD DONCASTER VIC 3108	630000	03-Jul-24
320/642 DONCASTER ROAD DONCASTER VIC 3108	620000	15-Jul-24
520/642 DONCASTER ROAD DONCASTER VIC 3108	643000	03-Oct-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: 09 November 2024



705/642 DONCASTER ROAD DONCASTER VIC 3108

2 2 1

Sold Price

630000

Sold Date

03-Jul-24

Distance

0.43km



320/642 DONCASTER ROAD DONCASTER VIC 3108

2 2 1

Sold Price

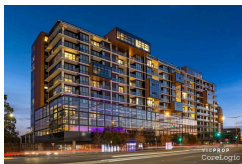
620000

Sold Date

15-Jul-24

Distance

0.43km



520/642 DONCASTER ROAD DONCASTER VIC 3108

2 2 1

Sold Price

^{RS} **643000**

Sold Date

03-Oct-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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