

## 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

421/101 TRAM ROAD DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Feb 2023

to

31 Jan 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

619/101 TRAM ROAD DONCASTER VIC 3108	\$405,000	13-Aug-22
112/101 TRAM ROAD DONCASTER VIC 3108	\$405,000	27-Apr-23
104/101 TRAM ROAD DONCASTER VIC 3108	\$420,000	08-Dec-23

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: 12 February 2024

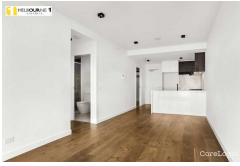
# BOLD

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**619/101 TRAM ROAD DONCASTER  
VIC 3108**

Sold Price

**\$405,000**

Sold Date

**13-Aug-22**

 2  2  1

Distance

**0km**



**112/101 TRAM ROAD DONCASTER  
VIC 3108**

Sold Price

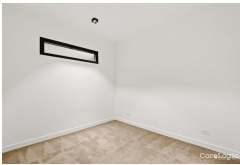
Sold Date

**27-Apr-23**

 2  1  1

Distance

**0km**



**104/101 TRAM ROAD DONCASTER  
VIC 3108**

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**08-Dec-23**

 2  1  1

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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