

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

9/85 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2022

to

30 Jun 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

519/632 DONCASTER ROAD DONCASTER VIC 3108	\$550,000	30-Mar-23
14/1 GROSVENOR STREET DONCASTER VIC 3108	\$530,000	21-Jul-23
7/1 WESTFIELD DRIVE DONCASTER VIC 3108	\$535,000	17-Jun-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: 31 July 2023

**MANDY LEE**

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**519/632 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price **\$550,000** Sold Date **30-Mar-23**Distance **0.26km****14/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **21-Jul-23**Distance **0.79km****7/1 WESTFIELD DRIVE
DONCASTER VIC 3108**

2 1 2

Sold Price ^{RS} **\$535,000** Sold Date **17-Jun-23**Distance **0.85km****RS** = Recent sale**UN** = Undisclosed Sale

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