

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

or range
between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,750

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2023

to

31 Aug 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

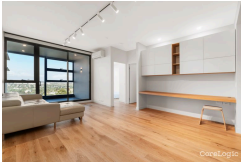
Date of sale

705/642 DONCASTER ROAD DONCASTER VIC 3108	\$630,000	03-Jul-24
413/65 STABLES CIRCUIT DONCASTER VIC 3108	\$660,000	26-Jun-24
608/642 DONCASTER ROAD DONCASTER VIC 3108	\$653,000	28-Aug-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: 11 September 2024



**705/642 DONCASTER ROAD
 DONCASTER VIC 3108**

2 2 1

Sold Price

^{RS} **\$630,000**

Sold Date **03-Jul-24**

Distance **0.43km**



**413/65 STABLES CIRCUIT
 DONCASTER VIC 3108**

2 2 -

Sold Price

\$660,000

Sold Date **26-Jun-24**

Distance **0.98km**



**608/642 DONCASTER ROAD
 DONCASTER VIC 3108**

2 2 1

Sold Price

^{RS} **\$653,000**

Sold Date **28-Aug-24**

Distance **0.43km**



**7/450 DONCASTER ROAD
 DONCASTER VIC 3108**

2 1 1

Sold Price

\$680,000

Sold Date **03-Jun-24**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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