

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

604/88 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2023

to

30 Sep 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

304/18 BERKELEY STREET DONCASTER VIC 3108	530000	28-May-24
423/642 DONCASTER ROAD DONCASTER VIC 3108	550000	25-Jun-24
419/632 DONCASTER ROAD DONCASTER VIC 3108	550000	20-Jul-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: 17 October 2024

Serena Li

P 0434271185

M 0433935699

E serena.li@vicprop.com.au



**304/18 BERKELEY STREET
DONCASTER VIC 3108**

 2  2  1

Sold Price

530000

Sold Date **28-May-24**

Distance

0.5km



**423/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

550000

Sold Date **25-Jun-24**

Distance

0.26km



**419/632 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  2

Sold Price

Sold Date **20-Jul-24**

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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