

## 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

2/69 TRAM ROAD DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2022

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3/75-77 TRAM ROAD DONCASTER VIC 3108      | \$587,000 | 13-Jul-23 |
| 108/88 TRAM ROAD DONCASTER VIC 3108       | \$600,000 | 09-May-23 |
| 508/642 DONCASTER ROAD DONCASTER VIC 3108 | \$630,000 | 05-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: 13 September 2023



## 3/75-77 TRAM ROAD DONCASTER VIC 3108

 2  1  2

Sold Price

**\$587,000**

Sold Date

**13-Jul-23**

Distance

**0.06km**



## 108/88 TRAM ROAD DONCASTER VIC 3108

 2  2  1

Sold Price

**\$600,000**

Sold Date

**09-May-23**

Distance

**0.18km**



## 508/642 DONCASTER ROAD DONCASTER VIC 3108

 2  2  1

Sold Price

**\$630,000**

Sold Date

**05-Jun-23**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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