

## 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

206/83 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2021

to

30 Apr 2022

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

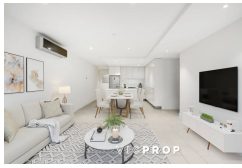
Date of sale

105/7 BERKELEY STREET DONCASTER VIC 3108	\$545,000	05-Apr-22
407/18 BERKELEY STREET DONCASTER VIC 3108	\$590,000	18-Feb-22
104/832 DONCASTER ROAD DONCASTER VIC 3108	\$550,000	07-Feb-22

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: 24 May 2022


**105/7 BERKELEY STREET  
DONCASTER VIC 3108**
 2  2  1

Sold Price

**\$545,000**

Sold Date **05-Apr-22**

Distance **0.53km**

**407/18 BERKELEY STREET  
DONCASTER VIC 3108**
 3  2  2

Sold Price

**\$590,000**

Sold Date **18-Feb-22**

Distance **0.58km**

**104/832 DONCASTER ROAD  
DONCASTER VIC 3108**
 2  2  1

Sold Price

**\$550,000**

Sold Date **07-Feb-22**

Distance **1.62km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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