

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

509/101 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

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

201/83 TRAM ROAD DONCASTER VIC 3108	\$425,000	20-Jul-24
412/5 ELGAR COURT DONCASTER VIC 3108	\$420,000	30-Jun-24
209/101 TRAM ROAD DONCASTER VIC 3108	\$410,000	31-May-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: 02 September 2024



201/83 TRAM ROAD DONCASTER VIC 3108

Sold Price

^{RS}

\$425,000

Sold Date

20-Jul-24

2

1

1

Distance

0.21km



412/5 ELGAR COURT DONCASTER VIC 3108

Sold Price

^{RS}

\$420,000

Sold Date

30-Jun-24

2

1

1

Distance

0.07km



209/101 TRAM ROAD DONCASTER VIC 3108

Sold Price

\$410,000

Sold Date

31-May-24

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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