

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

405/101 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Feb 2023

to

31 Jan 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

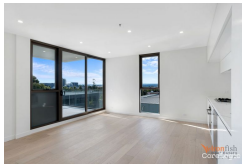
Date of sale

705/20 HEPBURN ROAD DONCASTER VIC 3108	\$470,000	23-Aug-23
104/101 TRAM ROAD DONCASTER VIC 3108	\$420,000	01-Dec-23
505/1 GROSVENOR STREET DONCASTER VIC 3108	\$455,000	20-Sep-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: 05 February 2024

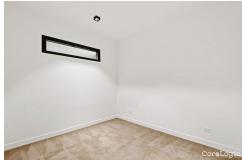


**705/20 HEPBURN ROAD
DONCASTER VIC 3108**

2 1 1

Sold Price **\$470,000** Sold Date **23-Aug-23**

Distance **0.42km**



**104/101 TRAM ROAD DONCASTER
VIC 3108**

2 1 1

Sold Price **\$420,000** Sold Date **01-Dec-23**

Distance **0.04km**



**505/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 1 1

Sold Price **\$455,000** Sold Date **20-Sep-23**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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