

## 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

201/83 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

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2023

to

30 Apr 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

LG5/83 TRAM ROAD DONCASTER VIC 3108	\$460,000	14-Feb-24
212/5 ELGAR COURT DONCASTER VIC 3108	\$440,000	19-Apr-23
413/5 ELGAR COURT DONCASTER VIC 3108	\$417,000	17-Mar-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: 30 May 2024



**LG5/83 TRAM ROAD DONCASTER** Sold Price **\$460,000** Sold Date **14-Feb-24**  
**VIC 3108**

 2  1  1

Distance **0km**



**212/5 ELGAR COURT DONCASTER** Sold Price **\$440,000** Sold Date **19-Apr-23**  
**VIC 3108**

 2  1  1

Distance **0.15km**



**413/5 ELGAR COURT DONCASTER** Sold Price **\$417,000** Sold Date **17-Mar-24**  
**VIC 3108**

 2  1  1

Distance **0.15km**

RS = Recent sale      UN = Undisclosed Sale

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