

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

303/91-93 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

House

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

507/642 DONCASTER ROAD DONCASTER VIC 3108	665000	08-May-23
508/642 DONCASTER ROAD DONCASTER VIC 3108	630000	05-Jun-23
3/10 FROMHOLD DRIVE DONCASTER VIC 3108	650000	22-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: 08 September 2023



**507/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price **665000** Sold Date **08-May-23**

Distance **0.3km**



**508/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price **630000** Sold Date **05-Jun-23**

Distance **0.3km**



**3/10 FROMHOLD DRIVE
DONCASTER VIC 3108**

2 1 1

Sold Price **650000** Sold Date **22-Jun-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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