

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

24/75-77 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Doncaster

Period-from

01 Oct 2020

to

30 Sep 2021

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

822/101 Tram Road Doncaster VIC 3108	\$635,000	08-May-21
106/20 Hepburn Road Doncaster VIC 3108	\$655,000	16-Nov-19
608/1 Grosvenor Street Doncaster VIC 3108	\$600,000	22-Jun-21

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: 07 October 2021



822/101 Tram Road Doncaster VIC 3108

Sold Price

\$635,000

Sold Date

08-May-21

 3  2  2

Distance

0.25km



106/20 Hepburn Road Doncaster VIC 3108

Sold Price

\$655,000

Sold Date

16-Nov-19

 3  2  2

Distance

0.46km



608/1 Grosvenor Street Doncaster VIC 3108

Sold Price

\$600,000

Sold Date

22-Jun-21

 3  2  2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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