

## 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

301/91-93 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2021

to

30 Jun 2022

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

105/7 BERKELEY STREET DONCASTER VIC 3108	\$545,000	05-Apr-22
211/5 ELGAR COURT DONCASTER VIC 3108	\$550,000	24-Mar-22
614/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$550,000	24-Mar-22

OR

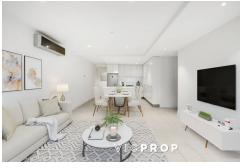
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 July 2022

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**105/7 BERKELEY STREET  
DONCASTER VIC 3108**

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Sold Price **\$545,000** Sold Date **05-Apr-22**Distance **0.47km****211/5 ELGAR COURT DONCASTER  
VIC 3108**

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Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **24-Mar-22**Distance **0.07km****614/9 WILLIAMSONS ROAD  
DONCASTER VIC 3108**

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Sold Price **\$550,000** Sold Date **24-Mar-22**Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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