

## 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

303/101 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

\$510,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2018

to

30 Sep 2019

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

212/5 Elgar Court Doncaster VIC 3108	\$526,500	12-Apr-18
211/5 Elgar Court Doncaster VIC 3108	\$510,000	06-Aug-19
604/91-93 Tram Road Doncaster VIC 3108	\$495,000	06-Sep-18

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: 10 October 2019



**212/5 Elgar Court Doncaster VIC 3108**

2 1 2

Sold Price **\$526,500** Sold Date **12-Apr-18**

Distance **0.07km**



**211/5 Elgar Court Doncaster VIC 3108**

2 1 1

Sold Price **\$510,000** Sold Date **06-Aug-19**

Distance **0.08km**



**604/91-93 Tram Road Doncaster VIC 3108**

2 2 1

Sold Price **\$495,000** Sold Date **06-Sep-18**

Distance **0.11km**

RS = Recent sale      UN = Undisclosed Sale

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