

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	913/5 Elgar Court, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$500,000	&	\$550,000

Median sale price

Median price	\$751,150	Hou	se	Unit	Х	Suburb	Doncaster
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	G05/8-10 Hepburn Rd DONCASTER 3108	\$545,000	22/05/2017
2	609/91-93 Tram Rd DONCASTER 3108	\$530,000	29/08/2017
3	11/863 Doncaster Rd DONCASTER 3108	\$503,800	22/08/2017

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 six months.

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Indicative Selling Price \$500,000 - \$550,000 Median Unit Price June quarter 2017: \$751,150

Comparable Properties



G05/8-10 Hepburn Rd DONCASTER 3108 (REI) Agent Comments

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Price: \$545,000 Method: Private Sale Date: 22/05/2017

Rooms: 5

Property Type: Apartment



609/91-93 Tram Rd DONCASTER 3108 (VG)

P 2

Price: \$530,000 Method: Sale Date: 29/08/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

11/863 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

1 2 **1 1 1**

Price: \$503,800 Method: Private Sale Date: 22/08/2017

Rooms: -

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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