

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

212/5 ELGAR COURT 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2022

to

28 Feb 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

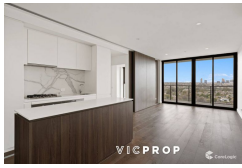
Date of sale

610/5 ELGAR COURT DONCASTER VIC 3108	\$515,000	02-Feb-23
713/5 ELGAR COURT DONCASTER VIC 3108	\$420,000	18-Jan-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: 16 March 2023



610/5 ELGAR COURT DONCASTER VIC 3108

Sold Price

^{RS}
\$515,000

Sold Date

02-Feb-23
 2

 1

 1

Distance

0km


713/5 ELGAR COURT DONCASTER VIC 3108

Sold Price

\$420,000

Sold Date

18-Jan-23
 2

 1

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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