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

806/5 Elgar Court, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale pi	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	203/101 Tram Rd DONCASTER 3108	\$430,000	10/09/2024
2	502/20 Hepburn Rd DONCASTER 3108	\$460,000	16/01/2024
3	505/1 Grosvenor St DONCASTER 3108	\$455,000	26/09/2023

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.

This Statement of Information was prepared on:

29/10/2024 09:52









Property Type: Unit Agent Comments

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price Year ending September 2024: \$680,000

Comparable Properties



203/101 Tram Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$430,000 Method: Private Sale Date: 10/09/2024 Property Type: Apartment

502/20 Hepburn Rd DONCASTER 3108 (REI/VG)



Price: \$460,000 Method: Private Sale Date: 16/01/2024 Property Type: Apartment

505/1 Grosvenor St DONCASTER 3108 (REI/VG)



Price: \$455,000 Method: Private Sale Date: 26/09/2023 Property Type: Apartment

Account - VICPROP



propertydata

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Agent Comments

Agent Comments