

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

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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2023

to

30 Nov 2024

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

1009/5 ELGAR COURT DONCASTER VIC 3108	\$510,000	30-Oct-24
903/20 HEPBURN ROAD DONCASTER VIC 3108	\$526,000	06-Dec-24
806/5 ELGAR COURT DONCASTER VIC 3108	\$462,000	11-Nov-24

OR

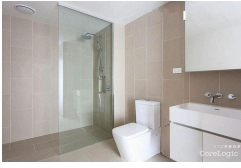
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 December 2024

Sales Avant

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**1009/5 ELGAR COURT
DONCASTER VIC 3108**

 2  1  1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **30-Oct-24**

Distance **0.01km**



**903/20 HEPBURN ROAD
DONCASTER VIC 3108**

 2  1  1

Sold Price ^{RS} **\$526,000** Sold Date **06-Dec-24**

Distance **0.46km**



**806/5 ELGAR COURT DONCASTER
VIC 3108**

 2  1  1

Sold Price ^{RS} **\$462,000** ^{UN} Sold Date **11-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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