

# 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

1/1 Carnarvon Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$664,900

### Median sale price

Median price

\$717,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2023

to

31/12/2023

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.~~

	Address of comparable property	Price	Date of sale
1	3/3 Firth St DONCASTER 3108	\$705,000	14/07/2023
2	8/787 Elgar Rd DONCASTER 3108	\$680,000	15/07/2023
3	5/808 Elgar Rd DONCASTER 3108	\$576,000	09/09/2023

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:

19/01/2024 09:46



 2    1    1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$664,900

**Median Unit Price**

December quarter 2023: \$717,500

## Comparable Properties



**3/3 Firth St DONCASTER 3108 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$705,000

**Method:** Sold Before Auction

**Date:** 14/07/2023

**Property Type:** Unit



**8/787 Elgar Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$680,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** Unit



**5/808 Elgar Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$576,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888