

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$565,000

### Median sale price

Median price

\$631,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2019

to

30/06/2020

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	117/6 Thiele St DONCASTER 3108	\$590,000	15/07/2020
2	521/642 Doncaster Rd DONCASTER 3108	\$585,000	26/05/2020
3	802/20 Hepburn Rd DONCASTER 3108	\$550,000	25/03/2020

**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:

21/08/2020 14:33



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$565,000

**Median Unit Price**

Year ending June 2020: \$631,500

## Comparable Properties



**117/6 Thiele St DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 15/07/2020

**Rooms:** 3

**Property Type:** Apartment

**521/642 Doncaster Rd DONCASTER 3108 (VG)**

**Agent Comments**



**Price:** \$585,000

**Method:** Sale

**Date:** 26/05/2020

**Property Type:** Flat/Unit/Apartment (Res)



**802/20 Hepburn Rd DONCASTER 3108 (VG)**

**Agent Comments**



**Price:** \$550,000

**Method:** Sale

**Date:** 25/03/2020

**Property Type:** Strata Unit/Flat