

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

5/787 Elgar Court, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$690,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Doncaster

Period - From

16/12/2022

to

15/12/2023

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	5/797 Elgar Rd DONCASTER 3108	\$660,000	12/07/2023

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:

16/12/2023 15:26



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

16/12/2022 - 15/12/2023: \$650,000

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



5/797 Elgar Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000

Method: Private Sale

Date: 12/07/2023

Property Type: Unit