

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

26/800 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$410,000

&

\$451,000

Median sale price

Median price \$667,500

Property Type Unit

Suburb Doncaster

Period - From 01/04/2021

to 30/06/2021

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	704/20 Hepburn Rd DONCASTER 3108	\$435,000	14/08/2021
2	7/800 Elgar Rd DONCASTER 3108	\$435,000	01/06/2021
3	304/20 Hepburn Rd DONCASTER 3108	\$428,000	15/09/2021

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:

14/10/2021 09:50



2 1 1

Rooms: 5

Property Type: Apartment

Land Size: 4318 sqm approx

Agent Comments

Comparable Properties



704/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 14/08/2021

Property Type: Apartment



7/800 Elgar Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$435,000

Method: Sale

Date: 01/06/2021

Property Type: Strata Unit/Flat



304/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$428,000

Method: Private Sale

Date: 15/09/2021

Property Type: Apartment