

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

713/5 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2021

to

30 Nov 2022

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

211/20 HEPBURN ROAD DONCASTER VIC 3108	\$472,000	05-Sep-22
116/1 GROSVENOR STREET DONCASTER VIC 3108	\$455,000	23-Aug-22
907/20 HEPBURN ROAD DONCASTER VIC 3108	\$443,000	08-Nov-22

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: 20 December 2022

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**211/20 HEPBURN ROAD
DONCASTER VIC 3108**

2 1 1

Sold Price **\$472,000** Sold Date **05-Sep-22**Distance **0.46km****116/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 1 1

Sold Price **\$455,000** Sold Date **23-Aug-22**Distance **0.71km****907/20 HEPBURN ROAD
DONCASTER VIC 3108**

2 1 1

Sold Price **\$443,000** Sold Date **08-Nov-22**Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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