

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

1/740 ELGAR ROAD 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2022

to

30 Nov 2023

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

801/5 ELGAR COURT DONCASTER VIC 3108	\$1,150,000	29-Jul-23
2/1 KELLY STREET DONCASTER VIC 3108	\$1,110,000	10-Nov-23

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: 04 December 2023



801/5 ELGAR COURT DONCASTER VIC 3108 Sold Price **\$1,150,000** Sold Date **29-Jul-23**

 4  3  2

Distance **0.61km**



2/1 KELLY STREET DONCASTER VIC 3108 Sold Price ^{RS} **\$1,110,000** Sold Date **10-Nov-23**

 4  3  2

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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