

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

10/5 Sovereign Point Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Doncaster

Period - From 18/08/2021 to 17/08/2022 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	206/3 Grosvenor St DONCASTER 3108	\$515,000	14/06/2022
2	614/600 Doncaster Rd DONCASTER 3108	\$500,000	03/08/2022
3	202/632 Doncaster Rd DONCASTER 3108	\$483,000	28/03/2022

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:

18/08/2022 11:36

10/5 Sovereign Point Court, Doncaster Vic 3108



Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
18/08/2021 - 17/08/2022: \$575,000

Comparable Properties



206/3 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 14/06/2022
Property Type: Apartment



614/600 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**



Price: \$500,000
Method: Private Sale
Date: 03/08/2022
Property Type: Apartment



202/632 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$483,000
Method: Private Sale
Date: 28/03/2022
Property Type: Apartment

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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