Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	212/5 Elgar Court, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Single price \$565,000

Median sale price

Median price	\$603,500	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/07/2018	to	30/06/2019		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

Aut	areas or comparable property	1 1100	Date of Sale
1	7/3 Sovereign Point Ct DONCASTER 3108	\$580,000	20/06/2019
2	402/5 Elgar Ct DONCASTER 3108	\$546,500	19/07/2019
3	211/5 Elgar Ct DONCASTER 3108	\$510,000	10/08/2019

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:	25/09/2019 10:48

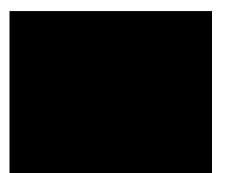


Date of sale



Max Fong 03 9602 1699 0428 854 144 max.fong@vicprop.com.au

Indicative Selling Price \$565,000 Median Unit Price Year ending June 2019: \$603,500



Property Type: Strata Unit/Flat Agent Comments

Comparable Properties



7/3 Sovereign Point Ct DONCASTER 3108

(REI/VG)

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Price: \$580,000
Method: Private Sale
Date: 20/06/2019

Property Type: Apartment

Agent Comments



402/5 Elgar Ct DONCASTER 3108 (REI/VG)

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5

Price: \$546,500 Method: Private Sale Date: 19/07/2019

Property Type: Apartment

Agent Comments

211/5 Elgar Ct DONCASTER 3108 (REI/VG)

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Price: \$510,000 Method: Private Sale Date: 10/08/2019

Rooms: 4

Property Type: Apartment

Agent Comments

Account - VICPROP



