

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

5/808 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Doncaster

Period - From 15/08/2022

to

14/08/2023

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	8/787 Elgar Rd DONCASTER 3108	\$680,000	15/07/2023
2	5/797 Elgar Rd DONCASTER 3108	\$660,000	12/07/2023
3	2/20 Wetherby Rd DONCASTER 3108	\$531,000	28/04/2023

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:

15/08/2023 09:38



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

15/08/2022 - 14/08/2023: \$640,000

Comparable Properties



8/787 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit



5/797 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 12/07/2023

Property Type: Unit



2/20 Wetherby Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$531,000

Method: Private Sale

Date: 28/04/2023

Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088