

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

28/800 Elgar Road, Doncaster VIC 3108

Indicative selling price

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

**SINGLE
PRICE**

\$430,000

Median sale price

**MEDIAN
PRICE**

\$561,000

UNIT

X

SUBURB

Doncaster

**PERIOD -
FROM**

1st Jan 2018

TO

1st March 2018

SOURCE

REIV

Comparable property sales

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

909/5 Elgar Court, Doncaster	\$570,000	12.12.2017
605/1 Grosvenor Street, Doncaster	\$490,000	05.02.2018
116/1 Grosvenor Street, Doncaster	\$475,000	09.01.2018

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Comparable properties



\$570,000

909/5 Elgar Court, Doncaster, Victoria

DATE: 12.12.2017

PROPERTY TYPE: Apartment

 2  1
 1 



\$490,000

605/1 Grosvenor Street, Doncaster, Victoria

DATE: 05.02.2018

PROPERTY TYPE: Apartment

 2  1
 1  x



\$475,000

116/1 Grosvenor Street, Doncaster, Victoria

DATE: 09.01.2018

PROPERTY TYPE: Apartment

 2  1
 1  x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee