

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

101/719 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$545,000

&

\$599,500

Median sale price

Median price \$723,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2020

to 30/06/2021

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	2/1 Paul St DONCASTER 3108	\$590,000	06/05/2021
2	913/5 Elgar Ct DONCASTER 3108	\$547,500	09/04/2021
3	209/642 Doncaster Rd DONCASTER 3108	\$575,000	02/04/2021

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:

04/08/2021 17:25



 2
  2
  2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$545,000 - \$599,500

Median Unit Price

Year ending June 2021: \$723,000

Apartment living has never looked as stylish and immaculate as this brilliant 2 bedroom + study, 2 bathroom residence! There are only 10 apartments in total in this entire complex, with young professionals, savvy investors, and even downsizers sure to be enticed by this contemporary gem. Wonderful natural light fills the open plan living and dining zone which seamlessly flows out to the north-east facing balcony which will be a dream for those who adore alfresco entertaining. The kitchen has dazzling designer elements including a large island bench, Stone benchtop...

Comparable Properties



2/1 Paul St DONCASTER 3108 (REI)

Agent Comments

 2
  1
  1

Price: \$590,000

Method: Private Sale

Date: 06/05/2021

Property Type: Unit



913/5 Elgar Ct DONCASTER 3108 (VG)

Agent Comments

 2
  -
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Price: \$547,500

Method: Sale

Date: 09/04/2021

Property Type: Strata Unit/Flat



209/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$575,000

Method: Private Sale

Date: 02/04/2021

Property Type: Apartment