

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

503/5 SOVEREIGN POINT COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

G04/5 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$520,000	11-Sep-23
113/5 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$515,000	30-Nov-23
205/5 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$520,000	04-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 07 March 2024



**G04/5 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

2 2 1

Sold Price

\$520,000

Sold Date

11-Sep-23

Distance

0km



**113/5 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

2 2 1

Sold Price

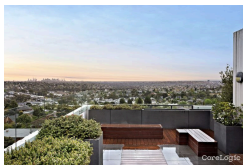
\$515,000

Sold Date

30-Nov-23

Distance

0.02km



**205/5 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

2 2 1

Sold Price

\$520,000

Sold Date

04-Jan-24

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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