

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

5/787 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Doncaster

Period - From 01/01/2020 to 31/12/2020 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	5/1 Lawford St BOX HILL NORTH 3129	\$650,000	08/12/2020
2	3/6-8 Wetherby Rd DONCASTER 3108	\$650,000	05/11/2020
3	8/6-8 Elm Tree Rd DONCASTER 3108	\$636,000	18/11/2020

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:

01/02/2021 11:50



Property Type: Unit

Agent Comments

Comparable Properties



5/1 Lawford St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 08/12/2020

Rooms: 4

Property Type: Unit

Land Size: 177 sqm approx



3/6-8 Wetherby Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 05/11/2020

Property Type: Unit

Land Size: 212 sqm approx



8/6-8 Elm Tree Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$636,000

Method: Private Sale

Date: 18/11/2020

Property Type: Unit