

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

2/745 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$730,000

&

\$803,000

Median sale price

Median price

\$1,100,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

24/03/2021

to

23/03/2022

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	1/642 Doncaster Rd DONCASTER 3108	\$800,000	09/12/2021
2	5/14 Frederick St DONCASTER 3108	\$790,000	08/12/2021
3	8/362 Belmore Rd BALWYN 3103	\$746,000	18/11/2021

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:

24/03/2022 13:23



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$730,000 - \$803,000

Median Townhouse Price

24/03/2021 - 23/03/2022: \$1,100,000

Comparable Properties



1/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$800,000

Method: Private Sale

Date: 09/12/2021

Property Type: Townhouse (Res)

5/14 Frederick St DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$790,000

Method: Sale

Date: 08/12/2021

Property Type: Strata Unit/Flat



8/362 Belmore Rd BALWYN 3103 (VG)

Agent Comments

 2  -  -

Price: \$746,000

Method: Sale

Date: 18/11/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888