

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 412/5 Elgar Court, Doncaster

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$718,000

Property type Unit

Suburb Doncaster

Period - From 1/10/2023

to

31/12/2023

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
1. 413/5 Elgar Court, Doncaster	\$ 417,000	17/3/2024
2. 104/101 Tram Road, Doncaster	\$ 420,000	1/12/2023
3. 502/20 Hepburn Road, Doncaster	\$ 460,000	16/1/2024

This Statement of Information was prepared on: 19/06/2024

Comparable properties



\$ 417,000

413/5 Elgar Court, Doncaster, Victoria

DATE: 17/3/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 420,000

104/101 Tram Road, Doncaster, Victoria

DATE: 1/12/2023

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 460,000

502/20 Hepburn Road, Doncaster, Victoria

DATE: 16/1/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm x

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21 days on market



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