

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

3/800 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2021

to 30/09/2021

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	304/20 Hepburn Rd DONCASTER 3108	\$428,000	15/09/2021
2	26/800 Elgar Rd DONCASTER 3108	\$425,000	01/11/2021
3	505/101 Tram Rd DONCASTER 3108	\$410,000	26/11/2021

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:

10/12/2021 14:50



Property Type:

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2021: \$610,000

Comparable Properties



304/20 Hepburn Rd DONCASTER 3108
(REI/VG)

Agent Comments



Price: \$428,000

Method: Private Sale

Date: 15/09/2021

Property Type: Apartment



26/800 Elgar Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 01/11/2021

Rooms: 3

Property Type: Apartment

505/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 26/11/2021

Property Type: Apartment

Account - VICPROP