

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 23/3-4 Sovereign Point 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 \$925,000

Median sale price

Median price \$680,000 Property type Unit Suburb Doncaster

Period - From 1/4/2024 to 30/6/2024 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 21/3-4 Sovereign Point Court, Doncaster	\$ 955,000	15/6/2024
2. 20/3-4 Sovereign Point Court, Doncaster	\$ 938,000	24/12/2023
3. 203/1 Sovereign Point Court, Doncaster	\$ 1,015,000	15/2/2024

This Statement of Information was prepared on: 5/09/2024

Comparable properties



\$ 955,000

21/3-4 Sovereign Point Court, Doncaster, Victoria

DATE: 15/6/2024

PROPERTY TYPE: APARTMENT

 3  2
 2  sqm



\$ 938,000

20/3-4 Sovereign Point Court, Doncaster, Victoria

DATE: 24/12/2024

PROPERTY TYPE: APARTMENT

 3  2
 2  sqm



\$ 1,015,000

203/1 Sovereign Point Court, Doncaster, Victoria

DATE: 15/2/2024

PROPERTY TYPE: APARTMENT

 3  2
 2  sqm x

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