

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

103/719 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$525,000

&

\$577,500

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2021

to

31/12/2021

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	503/91-93 Tram Rd DONCASTER 3108	\$575,000	05/11/2021
2	104/832 Doncaster Rd DONCASTER 3108	\$550,000	10/02/2022
3	313/7-11 Berkeley St DONCASTER 3108	\$527,500	11/11/2021

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:

17/02/2022 11:28



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$525,000 - \$577,500

Median Unit Price

December quarter 2021: \$715,000

This Magnificent and Spacious 2 Bedroom plus a Study/Work from Home area is situated within 5 Minutes from Westfield Shopping Town and Box Hill Central and Box Hill Hospital - Its also close to Bus Park & Ride and the Box Hill Train Station and with Buses literally landing you on your door step makes this Botique Apartment of only 10 on the Block - Makes this Property a well Sought After - Investment!

Comparable Properties



503/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 2
  2
  1

Price: \$575,000

Method: Private Sale

Date: 05/11/2021

Property Type: Apartment



104/832 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**

 2
  2
  1

Price: \$550,000

Method: Private Sale

Date: 10/02/2022

Property Type: Apartment



313/7-11 Berkeley St DONCASTER 3108 (REI)

Agent Comments

 2
  2
  1

Price: \$527,500

Method: Private Sale

Date: 11/11/2021

Property Type: Apartment

Account - Philip Webb