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

4004/2 Sovereign Point Court, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing			
Range betweer	n \$670,000		&		\$730,000				
Median sale price									
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Doncaster	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1001/2 Sovereign Point Ct DONCASTER 3108	\$860,000	26/11/2024
2	23/3 Sovereign Point Ct DONCASTER 3108	\$910,000	23/09/2024
3	306/5 Sovereign Point Ct DONCASTER 3108	\$634,750	14/08/2024

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:

11/03/2025 11:59









Property Type: Apartment Agent Comments

Indicative Selling Price \$670,000 - \$730,000 Median Unit Price December quarter 2024: \$670,000

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.

Comparable Properties

1001/2 Sovereign Point Ct DONCASTER 3108 (REI) 1 3 1 2 2 Price: \$860,000 Method: Private Sale Date: 26/11/2024 Property Type: Apartment	Agent Comments
 23/3 Sovereign Point Ct DONCASTER 3108 (REI/VG) 3 2 2 2 Price: \$910,000 Method: Private Sale Date: 23/09/2024 Property Type: Apartment	Agent Comments
306/5 Sovereign Point Ct DONCASTER 3108 (REI/VG) Image: 2 2 Image: 2 1 Price: \$634,750 Method: Private Sale Date: 14/08/2024 Property Type: Apartment	Agent Comments

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