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

1/498 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between | $620,000 | & | $680,000

Median sale price

| Median price | $838,000 | Property Type | Unit | Suburb | Doncaster |
| Period - From | 01/01/2021 | to | 31/03/2021 | 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	5/787 Elgar Rd DONCASTER 3108	$653,000	13/02/2021
2	8/6-8 Elm Tree Rd DONCASTER 3108	$636,000	18/11/2020
3	2/797 Elgar Rd DONCASTER 3108	$616,000	19/01/2021

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: | 26/04/2021 09:57

2 🛏 **1** 🚗 **2**

Rooms: 4
Property Type: Unit
Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
March quarter 2021: $838,000

Comparable Properties

5/787 Elgar Rd DONCASTER 3108 (REI/VG)

🛏 **2** 🛁 **1** 🚗 **2**

Price: $653,000
Method: Private Sale
Date: 13/02/2021
Property Type: Unit
Land Size: 185 sqm approx

Agent Comments

8/6-8 Elm Tree Rd DONCASTER 3108 (REI/VG)

🛏 **2** 🛁 **1** 🚗 **2**

Price: $636,000
Method: Private Sale
Date: 18/11/2020
Property Type: Unit

Agent Comments

2/797 Elgar Rd DONCASTER 3108 (REI/VG)

🛏 **2** 🛁 **1** 🚗 **2**

Price: $616,000
Method: Private Sale
Date: 19/01/2021
Property Type: Unit

Agent Comments

Account - Philip Webb