

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

204/5 Sovereign Point Court, Doncaster VIC 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$365,000

Median sale price

Median price

\$675,000

Property type

Unit

Suburb

Doncaster

Period - From

1st Sep 2019

to

31st Dec
2019

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. 324/642 Doncaster Road, Doncaster	\$412,000	06.12.2019
2. 511/642 Doncaster Road, Doncaster	\$415,000	11.10.2019
3. 511/93 Tram Road, Doncaster	\$420,000	06.03.2020

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:

06.04.2020

Comparable properties



\$412,000

324/642 Doncaster Road, Doncaster, Victoria

DATE: 06.12.2019

PROPERTY TYPE: Apartment



\$415,000

511/642 Doncaster Road, Doncaster, Victoria

DATE: 11.10.2019

PROPERTY TYPE: Apartment



\$420,000

511/93 Tram Road, Doncaster, Victoria

DATE: 06.03.2020

PROPERTY TYPE: Apartment



Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee