

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

801/5 Elgar Court, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price*

Median price

\$1,200,000

Property Type

Unit

Suburb

Doncaster

Period - From

13/01/2023

to

13/06/2023

Source

PropertyData

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	1/10 Boxleigh Gr BOX HILL NORTH 3129	\$1,200,000	12/03/2023
2	2/2 Morrison Cr DONCASTER 3108	\$1,200,000	29/12/2022
3			

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:

13/06/2023 11:18



4 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price *

13/01/2023 - 13/06/2023: \$1,200,000

* Agent calculated median

Comparable Properties

1/10 Boxleigh Gr BOX HILL NORTH 3129 (VG) Agent Comments

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Price: \$1,200,000

Method: Sale

Date: 12/03/2023

Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit

2/2 Morrison Cr DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$1,200,000

Method: Sale

Date: 29/12/2022

Property Type: Flat/Unit/Apartment (Res)

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.

Account - VICPROP