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

403/5 Sovereign Point Court, Doncaster Vic 3108

Indicative selling price

For the meaning of this		

Single price \$815,000

Median sale price

Median price	\$610,000	Pro	perty Type Unit	t		Suburb	Doncaster
Period - From	01/04/2023	to	30/06/2023	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.

Add	dress of comparable property	Price	Date of sale
1	303/59 Stables Cirt DONCASTER 3108	\$810,000	11/04/2023
2	901/20 Hepburn Rd DONCASTER 3108	\$808,000	15/03/2023
3	4/6 Thiele St DONCASTER 3108	\$738,000	03/05/2023

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.

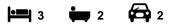
This Statement of Information was prepared on:

07/08/2023 14:40



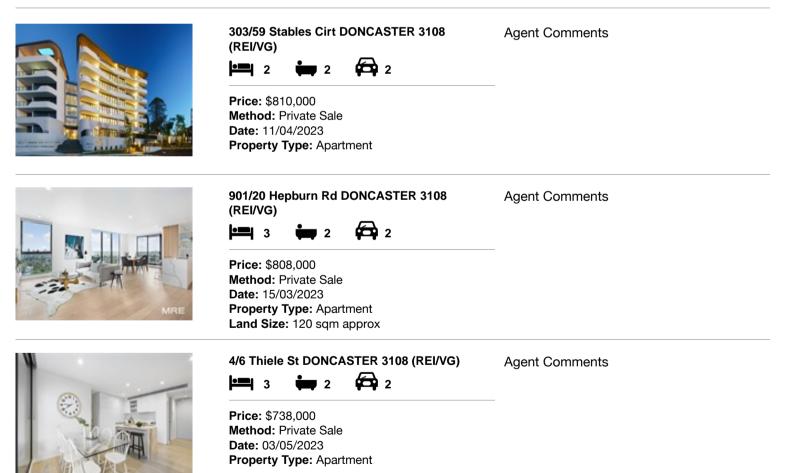
RT Edgar





Property Type: Apartment **Land Size:** 110 sqm approx Agent Comments Indicative Selling Price \$815,000 Median Unit Price June quarter 2023: \$610,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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