

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 price see consumer.vic.gov.au/underquoting

Single price

\$815,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2023

to

30/06/2023

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	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



3 2 2

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



303/59 Stables Cirt DONCASTER 3108 (REI/VG)

Agent Comments

2 2 2

Price: \$810,000
Method: Private Sale
Date: 11/04/2023
Property Type: Apartment



901/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$808,000
Method: Private Sale
Date: 15/03/2023
Property Type: Apartment
Land Size: 120 sqm approx



4/6 Thiele St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$738,000
Method: Private Sale
Date: 03/05/2023
Property Type: Apartment

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