

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

1005/5 Elgar Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Doncaster

Period - From 25/07/2023 to 24/07/2024 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	407/5 Elgar Ct DONCASTER 3108	\$592,500	22/07/2024
2	206/5 Elgar Ct DONCASTER 3108	\$580,000	23/05/2024
3	1003/642 Doncaster Rd DONCASTER 3108	\$598,000	10/03/2024

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:

25/07/2024 15:44



2 2 1

Rooms: 1
Property Type:
Land Size: 84 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 25/07/2023 - 24/07/2024: \$640,000

Comparable Properties



407/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$592,500
Method: Private Sale
Date: 22/07/2024
Property Type: Apartment



206/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000
Method: Private Sale
Date: 23/05/2024
Property Type: Apartment



1003/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$598,000
Method: Private Sale
Date: 10/03/2024
Property Type: Unit

Account - VICPROP