

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

202/721 ELGAR ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

Other

Suburb

Doncaster

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

103/721 ELGAR ROAD DONCASTER VIC 3108	\$488,000	11-Jan-22
210/20 HEPBURN ROAD DONCASTER VIC 3108	\$500,000	21-Mar-22
3/13-15 GOODSON STREET DONCASTER VIC 3108	\$505,000	04-Mar-22

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 6 months.~~

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103/721 ELGAR ROAD DONCASTER VIC 3108 Sold Price **\$488,000** Sold Date **11-Jan-22**

2 1 1

Distance -



210/20 HEPBURN ROAD DONCASTER VIC 3108 Sold Price **\$500,000** Sold Date **21-Mar-22**

2 1 1

Distance -



3/13-15 GOODSON STREET DONCASTER VIC 3108 Sold Price **\$505,000** Sold Date **04-Mar-22**

2 1 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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