

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

2/790 Elgar Road, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000

&

\$429,000

Median sale price

Median price \$579,000

House

Unit

X

Suburb

Doncaster

Period - From 01/10/2017

to

31/12/2017

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	G2/88 Tram Rd DONCASTER 3108	\$420,000	01/02/2018
2	311/91-93 Tram Rd DONCASTER 3108	\$411,500	20/10/2017
3	12/97 Whittens La DONCASTER 3108	\$394,000	17/10/2017

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$390,000 - \$429,000

Median Unit Price

December quarter 2017: \$579,000

Comparable Properties

G2/88 Tram Rd DONCASTER 3108 (REI)

Agent Comments**Price:** \$420,000**Method:** Private Sale**Date:** 01/02/2018**Rooms:** -**Property Type:** Apartment

311/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments**Price:** \$411,500**Method:** Private Sale**Date:** 20/10/2017**Rooms:** -**Property Type:** Apartment

12/97 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments**Price:** \$394,000**Method:** Private Sale**Date:** 17/10/2017**Rooms:** 2**Property Type:** Apartment