

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	2/790 Elgar Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$390,000	&	\$429,000

Median sale price

Median price	\$579,000	Hou	se	Unit	Х		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

,	are or comparable property		2410 01 0410
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.

Account - VICPROP





Price

Date of sale

Generated: 24/03/2018 05:48







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)





Price: \$420,000 Method: Private Sale Date: 01/02/2018

Rooms: -

Property Type: Apartment

Agent Comments



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







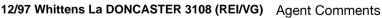
Price: \$411,500 Method: Private Sale Date: 20/10/2017

Rooms: -

|---| 1

Property Type: Apartment

Agent Comments









Price: \$394,000 Method: Private Sale Date: 17/10/2017

Rooms: 2

Property Type: Apartment

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