

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

4/790 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2020

to

31 Aug 2021

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

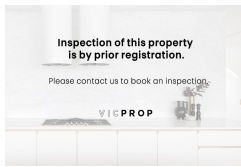
Date of sale

5/790 Elgar Road Doncaster VIC 3108	\$355,000	18-Aug-21
605/91-93 Tram Road Doncaster VIC 3108	\$380,750	12-Jun-21
309/632 Doncaster Road Doncaster VIC 3108	\$318,000	30-Jun-21

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.~~

This Statement of Information was prepared on: 22 September 2021



5/790 Elgar Road Doncaster VIC 3108

Sold Price ^{RS} **\$355,000** ^{UN} Sold Date **18-Aug-21**

1 1 1

Distance -



605/91-93 Tram Road Doncaster VIC 3108

Sold Price **\$380,750** Sold Date **12-Jun-21**

1 1 1

Distance **0.19km**



309/632 Doncaster Road Doncaster VIC 3108

Sold Price **\$318,000** Sold Date **30-Jun-21**

1 1 1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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