

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 209/5 Elgar Court, Doncaster

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$698,000

Property type Apartment

Suburb Doncaster

Period - From 1/7/2024

to

30/9/2024

Source REIV

Comparable property sales

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. 806/5 Elgar Court, Doncaster	\$ 462,000	11/11/2024
2. 412/5 Elgar Court, Doncaster	\$ 420,000	22/6/2024
3. 207/20 Hepburn Road, Doncaster	\$ 465,000	11/10/2024

This Statement of Information was prepared on: 21/11/2024

Comparable properties



\$ 462,000

806/5 Elgar Court, Doncaster, Victoria

DATE: 11/11/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



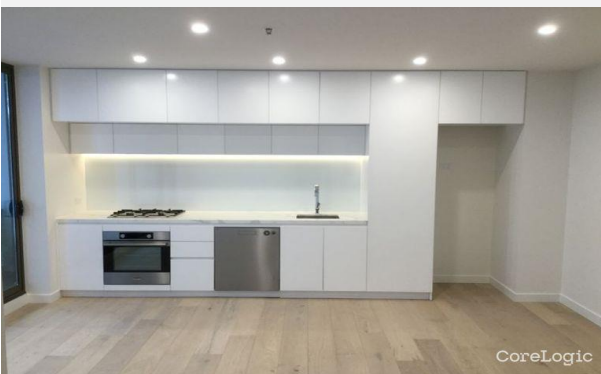
\$ 420,000

412/5 Elgar Court, Doncaster, Victoria

DATE: 22/6/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 465,000

207/20 Hepburn Road, Doncaster, Victoria

DATE: 11/10/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm x

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