

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

2/5 Elgar Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$624,000

House

Unit

X

Suburb

Doncaster

Period - From 01/04/2017

to

31/03/2018

Source REIV

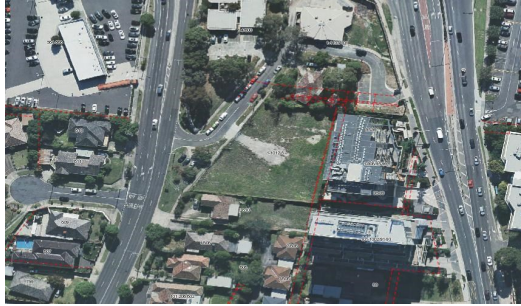
Comparable property sales (*Delete A or B below as applicable)

- 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	17/872 Doncaster Rd DONCASTER EAST 3109	\$591,000	05/02/2018
2	913/5 Elgar Ct DONCASTER 3108	\$565,000	20/03/2018
3	612/5 Elgar Ct DONCASTER 3108	\$557,000	19/03/2018

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: Apartment

Agent Comments

Comparable Properties



17/872 Doncaster Rd DONCASTER EAST 3109 **Agent Comments**
(REI)



Price: \$591,000

Method: Private Sale

Date: 05/02/2018

Rooms: 3

Property Type: Apartment

Land Size: 123 sqm approx



913/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 20/03/2018

Rooms: 4

Property Type: Apartment



612/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$557,000

Method: Private Sale

Date: 19/03/2018

Rooms: 7

Property Type: Apartment