

# 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 1/740 Elgar Road, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,100,000 & \$1,120,000

### Median sale price

Median price \$653,000 Property Type House Suburb Doncaster (3108)

Period - From 29/10/2020 to 29/10/2021 Source Pricefinder

### Comparable property sales

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
140 CHURCH ROAD, DONCASTER VIC 3108	\$1,300,000	28/10/2021
1/17 ARNOLD GROVE, DONCASTER VIC 3108	\$1,260,000	14/05/2021
6/1-2 ADELLE COURT, DONCASTER VIC 3108	\$1,250,000	05/06/2021

This Statement of Information was prepared on: 01/11/2021