

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

404/5 Elgar Court, Doncaster VIC 3108

Indicative selling price

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

**SINGLE
PRICE**

\$575,000

Median sale price

**MEDIAN
PRICE**

\$590,000

UNIT

X

SUBURB

Doncaster

**PERIOD -
FROM**

1st October 2018

TO

31st December 2018

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

2/5 Elgar Court, Doncaster	\$590,000	13.08.2018
118/642 Doncaster Road, Doncaster	\$580,000	02.10.2018
214/642 Doncaster Road, Doncaster	\$575,000	07.09.2018

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Comparable properties



\$590,000

2/5 Elgar Court, Doncaster, Victoria

DATE: 13.08.2018

PROPERTY TYPE: Apartment



\$580,000

118/642 Doncaster Road, Doncaster, Victoria

DATE: 02.10.2018

PROPERTY TYPE: Apartment



\$575,000

214/642 Doncaster Road, Doncaster, Victoria

DATE: 07.09.2018

PROPERTY TYPE: Apartment



Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee