

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

803/5 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

\$ 585,000

Median sale price

Median price

\$700,000

Property type

Apartment

Suburb

Doncaster

Period - From

Oct 2022

to

Dec 2022

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
1 304/5 Elgar Court, Doncaster	\$ 550,000	21/12/2022
2 105/642 Doncaster Road, Doncaster	\$ 589,000	7/11/2022
3 405/642 Doncaster Road, Doncaster	\$ 610,000	5/01/2023

This Statement of Information was prepared on:

22/02/2023

Comparable properties



\$550,000

304/5 Elgar Court, Doncaster, Victoria

DATE: 21/12/2022

PROPERTY TYPE: APARTMENT

 2
  2
 1
 sqm



\$589,000

105/642 Doncaster Road, Doncaster, Victoria

DATE: 7/11/2022

PROPERTY TYPE: APARTMENT

 2
  2
 1
 sqm



\$610,000

405/642 Doncaster Road, Doncaster, Victoria

DATE: 5/01/2023

PROPERTY TYPE: APARTMENT

 2
  2
 1
 sqm x

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