

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

306/5 Elgar Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$540,000 & \$550,000

Median sale price

Median price

\$646,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2019

to

30/09/2020

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	117/6 Thiele St DONCASTER 3108	\$590,000	15/07/2020
2	521/642 Doncaster Rd DONCASTER 3108	\$585,000	26/05/2020
3	221/642 Doncaster Rd DONCASTER 3108	\$525,000	09/07/2020

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.~~

This Statement of Information was prepared on:

14/10/2020 14:36



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$550,000

Median Unit Price

Year ending September 2020: \$646,000

Comparable Properties



117/6 Thiele St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 15/07/2020

Rooms: 3

Property Type: Apartment

521/642 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$585,000

Method: Sale

Date: 26/05/2020

Property Type: Flat/Unit/Apartment (Res)

221/642 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$525,000

Method: Sale

Date: 09/07/2020

Property Type: Flat/Unit/Apartment (Res)