

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

2/790 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$390,000

&

\$415,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Doncaster

Period - From 01/01/2020

to 31/12/2020

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	2/790 Elgar Rd DONCASTER 3108	\$415,000	10/04/2015
2	2/790 Elgar Rd DONCASTER 3108	\$405,000	29/05/2018
3	123/65 Stables Cirt DONCASTER 3108	\$390,000	22/12/2020

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:

26/02/2021 09:59

VICPROP

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$390,000 - \$415,000
Median Unit Price
Year ending December 2020: \$650,000

Comparable Properties

2/790 Elgar Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$415,000
Method: Sale
Date: 10/04/2015
Property Type: Strata Unit/Flat

2/790 Elgar Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 29/05/2018
Property Type: Flat/Unit/Apartment (Res)



123/65 Stables Cirt DONCASTER 3108 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 22/12/2020
Property Type: Apartment