

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 204/5 Sovereign Point Court, Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$388,000

Median sale price

Median price \$561,000 Property type Unit Suburb Doncaster

Period - From 1ST January 2019 to 31ST March 2019 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. 301/642 Doncaster Road, Doncaster	\$400,000	17/02/2018
2. 424/642 Doncaster Road, Doncaster	\$419,000	12/12/2018
3. 204/88 Tram Road, Doncaster	\$410,000	01/05/2019

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: 18/09/2019

Comparable properties



\$400,000

301/642 Doncaster Road, Doncaster, Victoria

DATE: 17/02/2018

PROPERTY TYPE: Apartment



\$419,000

424/642 Doncaster Road, Doncaster, Victoria

DATE: 12/12/2018

PROPERTY TYPE: Apartment



\$410,000

204/88 Tram Road, Doncaster, Victoria

DATE: 01/05/2019

PROPERTY TYPE: Apartment



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21 days on market



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