## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 611/5 Elgar Court, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$550,000		&		\$605,000					
Median sale p	rice									
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Doncaster		
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	515/65 Stables Cirt DONCASTER 3108	\$595,000	03/12/2019
2	906/91-93 Tram Rd DONCASTER 3108	\$590,000	29/02/2020
3	409/91-93 Tram Rd DONCASTER 3108	\$562,000	05/12/2019

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:

19/03/2020 10:28









**Property Type:** Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median Unit Price December quarter 2019: \$675,000

# **Comparable Properties**

#### 515/65 Stables Cirt DONCASTER 3108 (VG)



Agent Comments

Agent Comments

Price: \$595,000 Method: Sale Date: 03/12/2019 Property Type: Strata Unit/Flat

906/91-93 Tram Rd DONCASTER 3108 (REI) Agent Comments



Price: \$590,000 Method: Private Sale Date: 29/02/2020 Rooms: 4 Property Type: Apartment



409/91-93 Tram Rd DONCASTER 3108 (REI/VG)



Price: \$562,000 Method: Private Sale Date: 05/12/2019 Property Type: Apartment

Account - My Property Global



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.