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

1/798 Elgar Road, Doncaster Vic 3108

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|-------------|-----|-----------|------|--------|-----------|--|--|
| Range betweer | \$870,000 | | & | | \$950,000 | | | | | |
| Median sale pr | rice | | | | | | | | | |
| Median price | \$1,100,000 | Pro | operty Type | Tow | nhouse | | Suburb | Doncaster | | |
| Period - From | 20/05/2023 | to | 19/05/2024 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1 | 1/16 Turana St DONCASTER 3108 | \$1,170,000 | 06/04/2024 |
| 2 | 2/5 Leonard Ct DONCASTER 3108 | \$1,160,000 | 03/02/2024 |
| 3 | 204/83 Tram Rd DONCASTER 3108 | \$850,000 | 10/04/2024 |

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:

20/05/2024 19:05



BARRYPLANT





Property Type: Townhouse Land Size: N/A sqm approx Agent Comments

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$870,000 - \$950,000 **Median Townhouse Price** 20/05/2023 - 19/05/2024: \$1,100,000

Comparable Properties



1/16 Turana St DONCASTER 3108 (REI) **2**

• 4

Price: \$1,170,000 Method: Auction Sale Date: 06/04/2024 Property Type: Townhouse (Res)



2/5 Leonard Ct DONCASTER 3108 (REI)



Price: \$1,160,000 Method: Auction Sale Date: 03/02/2024 Property Type: Townhouse (Res)

204/83 Tram Rd DONCASTER 3108 (REI) **6** 2

• 4 2 Agent Comments

Agent Comments

Agent Comments

Price: \$850,000 Method: Private Sale Date: 10/04/2024 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.