

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 between \$870,000 & \$950,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 20/05/2023 to 19/05/2024 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	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

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



 4  2  2

Property Type: Townhouse

Land Size: N/A sqm approx

Agent Comments

Comparable Properties



1/16 Turana St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,170,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)



2/5 Leonard Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,160,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Townhouse (Res)



204/83 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$850,000

Method: Private Sale

Date: 10/04/2024

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888