

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 105/5 Elgar Court, Doncaster

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$718,000

Property type Apartment

Suburb Doncaster

Period - From 10/2023

to

12/2023

Source REIV

Comparable property sales

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. 14/832 Doncaster Road, Doncaster	\$ 399,000	16/1/2024
2. 822/642 Doncaster Road, Doncaster	\$ 595,000	3/1/2024
3. 816/642 Doncaster Road, Doncaster	\$ 600,000	1/12/2023

This Statement of Information was prepared on: 23/1/2024

Comparable properties



\$ 399,000

14/832 Doncaster Road, Doncaster, Victoria

DATE: 16/1/2024

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm



\$ 595,000

822/642 Doncaster Road, Doncaster, Victoria

DATE: 3/1/2024

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm



\$ 600,000

816/642 Doncaster Road, Doncaster, Victoria

DATE: 1/12/2023

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm x

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Average of only 21 days on market



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