

# 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 2/498 Doncaster Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$748,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	2/120 High St DONCASTER 3108	\$780,000	19/09/2023
2	8/787 Elgar Rd DONCASTER 3108	\$680,000	15/07/2023
3	5/797 Elgar Rd DONCASTER 3108	\$660,000	12/07/2023

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: 02/11/2023 13:56



 2    1    1

**Property Type:** Unit  
**Land Size:** 247 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median Unit Price**  
September quarter 2023: \$680,000

## Comparable Properties



**2/120 High St DONCASTER 3108 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 19/09/2023  
**Property Type:** Unit  
**Land Size:** 132 sqm approx



**8/787 Elgar Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** Unit



**5/797 Elgar Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 12/07/2023  
**Property Type:** Unit

**Account - Barry Plant | P: 03 9842 8888**