

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

2/784 Elgar Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$760,000

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	4/9-11 Whittens La DONCASTER 3108	\$806,000	27/09/2023
2	1/924 Station St BOX HILL NORTH 3129	\$720,000	26/08/2023
3	2/69 Tram Rd DONCASTER 3108	\$628,000	25/09/2023

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:

10/11/2023 16:23



 2  2  1

Property Type: Unit
Land Size: 122 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median Unit Price
September quarter 2023: \$680,000

Comparable Properties



4/9-11 Whittens La DONCASTER 3108 (REI) **Agent Comments**

 2  1  1

Price: \$806,000
Method: Auction Sale
Date: 27/09/2023
Property Type: Unit



1/924 Station St BOX HILL NORTH 3129 (REI) **Agent Comments**

 2  1  2

Price: \$720,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit



2/69 Tram Rd DONCASTER 3108 (REI) **Agent Comments**

 2  2  1

Price: \$628,000
Method: Private Sale
Date: 25/09/2023
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888