# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/808 Elgar Road, Doncaster Vic 3108
Including suburb and	
postcode	

## Indicative selling price

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

Range between \$590,000 & \$640,000	Range between	\$590,000	&	\$640,000
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## Median sale price

Median price	\$717,500	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	1/900 Station St BOX HILL NORTH 3129	\$659,000	11/12/2023
2	4/15 Wetherby Rd DONCASTER 3108	\$615,000	18/11/2023
3	5/808 Elgar Rd DONCASTER 3108	\$576,000	09/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/02/2024 12:42





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**Indicative Selling Price** \$590,000 - \$640,000 **Median Unit Price** 

December quarter 2023: \$717,500



Rooms: 4

Property Type: Unit

Land Size: 226.358 sqm approx

**Agent Comments** 

# Comparable Properties



1/900 Station St BOX HILL NORTH 3129 (REI)

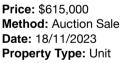
Price: \$659,000 Method: Private Sale Date: 11/12/2023 Property Type: Unit

**└──** 2



4/15 Wetherby Rd DONCASTER 3108 (REI/VG) Agent Comments

**———** 2



Land Size: 203 sqm approx



5/808 Elgar Rd DONCASTER 3108 (REI/VG)

Price: \$576.000 Method: Auction Sale Date: 09/09/2023 Property Type: Unit

Agent Comments

**Agent Comments** 



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