

## 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 412/5 Elgar Court, Doncaster

### Indicative selling price

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

Single price \$435,000

### Median sale price

Median price \$718,000

Property type Unit

Suburb Doncaster

Period - From 1/10/2023

to

31/12/2023

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. 413/5 Elgar Court, Doncaster	\$ 417,000	17/3/2024
2. 104/101 Tram Road, Doncaster	\$ 420,000	1/12/2023
3. 502/20 Hepburn Road, Doncaster	\$ 460,000	16/1/2024

This Statement of Information was prepared on: 18/04/2024

## Comparable properties



**\$ 417,000**

413/5 Elgar Court, Doncaster, Victoria

DATE: 17/3/2024

PROPERTY TYPE: APARTMENT

 2  1  
 1  sqm



**\$ 420,000**

104/101 Tram Road, Doncaster, Victoria

DATE: 1/12/2023

PROPERTY TYPE: APARTMENT

 2  1  
 1  sqm



**\$ 460,000**

502/20 Hepburn Road, Doncaster, Victoria

DATE: 16/1/2024

PROPERTY TYPE: APARTMENT

 2  1  
 1  sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee