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

6005/2 Sovereign Point Court, Doncaster Vic 3108

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betweer | \$1,100,000 | | & | | \$1,200,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$596,500 | Pro | operty Type | Unit | | | Suburb | Doncaster |
| Period - From | 01/01/2024 | to | 31/03/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|---|-------------|--------------|
| 1 | 203/1 Sovereign Point Ct DONCASTER 3108 | \$1,015,000 | 14/02/2024 |
| 2 | 21/3 Sovereign Point Ct DONCASTER 3108 | \$955,000 | 15/06/2024 |
| 3 | 20/3 Sovereign Point Ct DONCASTER 3108 | \$938,000 | 24/12/2023 |

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:

17/06/2024 17:52









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price March quarter 2024: \$596,500

Comparable Properties



203/1 Sovereign Point Ct DONCASTER 3108 Agent Comments (REI/VG)



Price: \$1,015,000 Method: Private Sale Date: 14/02/2024 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$955,000 Method: Auction Sale Date: 15/06/2024

Property Type: Unit

(REI)



20/3 Sovereign Point Ct DONCASTER 3108 (REI/VG)

21/3 Sovereign Point Ct DONCASTER 3108

2



Price: \$938,000 Method: Private Sale Date: 24/12/2023 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



propertydata

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