

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

G14/802 ELGAR ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

5/808 ELGAR ROAD DONCASTER VIC 3108	\$576,000	09-Sep-23
407/65 STABLES CIRCUIT DONCASTER VIC 3108	\$555,000	18-May-23
15/1 GROSVENOR STREET DONCASTER VIC 3108	\$530,000	01-Sep-23

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 6 months.

This Statement of Information was prepared on: 22 September 2023



**5/808 ELGAR ROAD DONCASTER
VIC 3108**

 2  1  1

Sold Price

^{RS}

\$576,000

Sold Date

09-Sep-23

Distance

0.04km



**407/65 STABLES CIRCUIT
DONCASTER VIC 3108**

 2  1  1

Sold Price

\$555,000

Sold Date

18-May-23

Distance

0.83km



**15/1 GROSVENOR STREET
DONCASTER VIC 3108**

 2  1  1

Sold Price

^{RS}

\$530,000

Sold Date

01-Sep-23

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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