

## 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	2/5 Elgar Court, Doncaster Vic 3108
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$550,000	&	\$605,000
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#### Median sale price

Median price	\$629,000	House		Unit	X	Suburb	Doncaster
Period - From	01/01/2018	to	31/03/2018	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		
2		
3		

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.



**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$605,000  
**Median Unit Price**  
March quarter 2018: \$629,000

## Comparable Properties



**17/872 Doncaster Rd DONCASTER EAST 3109** **Agent Comments**  
(REI)



**Price:** \$591,000  
**Method:** Private Sale  
**Date:** 05/02/2018  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 123 sqm approx



**913/5 Elgar Ct DONCASTER 3108 (REI)** **Agent Comments**



**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 20/03/2018  
**Rooms:** 4  
**Property Type:** Apartment

Apartment 304/3 Grosvenor Street Doncaster VIC 3108 Sold on : 16 April 2018 Sold Price : \$590,000 , not found on PDOL