

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14/800 ELGAR ROAD, DONCASTER, VIC

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$430,000**

MEDIAN SALE PRICE



DONCASTER, VIC, 3108

Suburb Median Sale Price (Unit)

\$577,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23/800 ELGAR RD, DONCASTER, VIC 3108

2 1 1

Sale Price

***\$430,000**

Sale Date: 08/02/2018

Distance from Property: 0m



7/3 CARNARVON ST, DONCASTER, VIC 3108

1 1 1

Sale Price

\$455,000

Sale Date: 18/10/2017

Distance from Property: 383m



907/101 TRAM RD, DONCASTER, VIC 3108

2 1 1

Sale Price

\$440,000

Sale Date: 11/12/2017

Distance from Property: 188m



This report has been compiled on 15/03/2018 by Aussie Home Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14/800 ELGAR ROAD, DONCASTER, VIC 3108

Indicative selling price

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

Single Price:

\$430,000

Median sale price

Median price

\$577,000

House

Unit

X

Suburb

DONCASTER

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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 |
|---------------------------------------|------------|--------------|
| 23/800 ELGAR RD, DONCASTER, VIC 3108 | *\$430,000 | 08/02/2018 |
| 7/3 CARNARVON ST, DONCASTER, VIC 3108 | \$455,000 | 18/10/2017 |
| 907/101 TRAM RD, DONCASTER, VIC 3108 | \$440,000 | 11/12/2017 |