

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

612/5 Elgar Court, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$547,000

Median sale priceMedian price \$692,500 House Unit Suburb Doncaster

Period - From 01/10/2016 to 30/09/2017 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	709/5 Elgar Ct DONCASTER 3108	\$560,000	06/06/2017
2	712/5 Elgar Ct DONCASTER 3108	\$530,000	03/05/2017
3	209/5 Elgar Ct DONCASTER 3108	\$528,000	15/06/2017

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:
Agent Comments

Indicative Selling Price
 \$547,000
Median Unit Price
 Year ending September 2017: \$692,500

Comparable Properties

709/5 Elgar Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 06/06/2017
Rooms: -
Property Type: Strata Unit/Flat

712/5 Elgar Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 03/05/2017
Rooms: -
Property Type: Strata Unit/Flat

209/5 Elgar Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$528,000
Method: Sale
Date: 15/06/2017
Rooms: -
Property Type: Strata Unit/Flat