

## 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  
602/5 Elgar Court, Doncaster Vic 3108

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

Range between \$582,000 &amp; \$640,200

**Median sale price**

Median price \$620,000 House Unit X Suburb Doncaster

Period - From 01/04/2018 to 30/06/2018 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	16/97 Whittens La DONCASTER 3108	\$631,500	18/07/2018
2	614/632 Doncaster Rd DONCASTER 3108	\$620,000	03/05/2018
3	617/632-640 Doncaster Rd DONCASTER 3108	\$600,000	25/05/2018

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:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$582,000 - \$640,200

**Median Unit Price**

June quarter 2018: \$620,000

## Comparable Properties



**16/97 Whittens La DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$631,500

**Method:** Private Sale

**Date:** 18/07/2018

**Rooms:** 5

**Property Type:** Apartment



**614/632 Doncaster Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 03/05/2018

**Rooms:** -

**Property Type:** Apartment



**617/632-640 Doncaster Rd DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 25/05/2018

**Rooms:** 3

**Property Type:** Apartment