

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

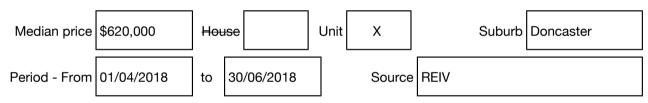
ss 602/5 Elgar Court, Doncaster Vic 3108 nd de

Indicative selling price

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

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

Median sale price



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.

Ade	dress 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



Price: \$631,500 Method: Private Sale Date: 18/07/2018 Rooms: 5 Property Type: Apartment Agent Comments



Price: \$620,000 Method: Private Sale Date: 03/05/2018 Rooms: -Property Type: Apartment



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

614/632 Doncaster Rd DONCASTER 3108 (REI) Agent Comments



Price: \$600,000 Method: Private Sale Date: 25/05/2018 Rooms: 3 Property Type: Apartment

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