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	502/5 Elgar Court Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$530,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Doncaster
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

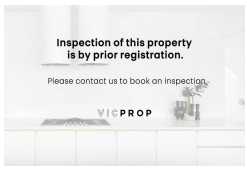
Address of comparable property	Price	Date of sale
101/19 Frederick Street Doncaster VIC 3108	$561,000	09-Nov-21
323/642 Doncaster Road Doncaster VIC 3108	$570,000	15-Oct-21
313/7 Berkeley Street Doncaster VIC 3108	$527,500	11-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 29 November 2021

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101/19 Frederick Street Doncaster VIC 3108

2 2 1

Sold Price RS **$561,000** UN

Sold Date **09-Nov-21**

Distance **0.2km**



323/642 Doncaster Road Doncaster VIC 3108

2 2 1

Sold Price RS **$570,000**

Sold Date **15-Oct-21**

Distance **0.32km**



313/7 Berkeley Street Doncaster VIC 3108

2 2 1

Sold Price RS **$527,500**

Sold Date **11-Nov-21**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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