

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

1/722 Elgar Road 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

\$1,035,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2021

to

31 Dec 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

2/15 Monaco Street Doncaster VIC 3108	\$990,000	18-Jun-21
4/3-5 Narallah Grove Box Hill North VIC 3129	\$985,000	05-Jul-21
4/8-10 Malcolm Crescent Doncaster VIC 3108	\$1,064,000	14-Aug-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: 10 January 2022

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2/15 Monaco Street Doncaster VIC 3108 Sold Price **\$990,000** Sold Date **18-Jun-21**

3 2 2

Distance **1.88km**



4/3-5 Narallah Grove Box Hill North VIC 3129 Sold Price **\$985,000** Sold Date **05-Jul-21**

3 2 2

Distance **0.91km**



4/8-10 Malcolm Crescent Doncaster VIC 3108 Sold Price **\$1,064,000** Sold Date **14-Aug-21**

3 2 2

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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