

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

811/5 Elgar Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$697,500 Property Type Unit Suburb Doncaster

Period - From 01/07/2024 to 30/09/2024 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	203/101 Tram Rd DONCASTER 3108	\$430,000	10/09/2024
2	201/83 Tram Rd DONCASTER 3108	\$425,000	20/07/2024
3	412/5 Elgar Ct DONCASTER 3108	\$420,000	30/06/2024

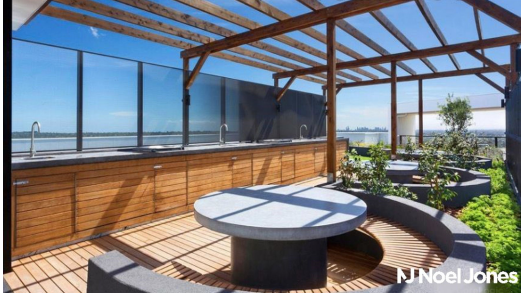
OR

~~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.~~

This Statement of Information was prepared on:

11/12/2024 16:41

811/5 Elgar Court, Doncaster Vic 3108



NJ Noel Jones

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

September quarter 2024: \$697,500

Comparable Properties



203/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$430,000

Method: Private Sale

Date: 10/09/2024

Property Type: Apartment



201/83 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$425,000

Method: Private Sale

Date: 20/07/2024

Property Type: Apartment

Land Size: 78 sqm approx



412/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$420,000

Method: Private Sale

Date: 30/06/2024

Property Type: Apartment

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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