

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

34/800 Elgar Road, Doncaster VIC 3108

Indicative selling price

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

**SINGLE
PRICE**

\$450,000

Median sale price

**MEDIAN
PRICE**

\$708,000

UNIT

X

SUBURB

Doncaster

**PERIOD -
FROM**

March 2019

TO

June 2019

SOURCE

REIV

Comparable property sales

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

| | | |
|---------------------------------------|-----------|------------|
| 8/765 Doncaster Road, Doncaster | \$480,000 | 01/05/2019 |
| G14/160 Williamsons Road, Doncaster | \$450,000 | 06/08/2019 |
| 27/872 Doncaster Road, Doncaster East | \$460,000 | 22/06/2019 |

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Comparable properties



\$480,000

8/765 Doncaster Road, Doncaster, Victoria

DATE: 01/05/2019

PROPERTY TYPE: Apartment



\$450,000

G14/160 Williamsons Road, Doncaster, Victoria

DATE: 06/08/2019

PROPERTY TYPE: Apartment



\$460,000

27/872 Doncaster Road, Doncaster East, Victoria

DATE: 22/06/2019

PROPERTY TYPE: Apartment



Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee