

# 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 2/740 Elgar Road, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,100,000

&

\$1,150,000

### Median sale price

Median price

\$595,000

Property Type

Townhouse

Suburb

Doncaster (3108)

Period - From

27/01/2020

to

27/01/2021

Source

Pricfinder

### Comparable property sales

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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
2/5 ELM TREE ROAD, DONCASTER VIC 3108	\$1,188,000	07/12/2020
1/32 FREDERICK STREET, DONCASTER VIC 3108	\$1,104,000	05/12/2020
11B HENRY STREET, DONCASTER VIC 3108	\$1,090,000	07/12/2020

This Statement of Information was prepared on: 27/01/2021