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

15 Montgomery Street, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,544,000	Pro	operty Type	Hou	ise		Suburb	Doncaster East
Period - From	01/04/2021	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1a Crossman St DONCASTER EAST 3109	\$1,298,888	20/02/2022
2	1a Woodhouse Rd DONCASTER EAST 3109	\$1,289,000	12/03/2022
3			

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.

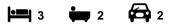
This Statement of Information was prepared on:

20/06/2022 19:18



Harcourts





Property Type: House Land Size: 407 sqm approx Agent Comments Theo Theodore 03 9842 8000 0414 800 900 theo.theodore@harcourts.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2022: \$1,544,000

Comparable Properties



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.

Account - Harcourts Manningham | P: 03 9842 8000

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