

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,544,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2021

to 31/03/2022

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 | 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

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2022: \$1,544,000



3 2 2

Property Type: House

Land Size: 407 sqm approx

Agent Comments

Comparable Properties



1a Crossman St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,298,888

Method: Private Sale

Date: 20/02/2022

Property Type: House (Res)

Land Size: 224 sqm approx



1a Woodhouse Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,289,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House (Res)

Land Size: 258 sqm approx

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.