

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

16 Monomeath Close, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,560,000

&

\$1,660,000

Median sale price

Median price

\$1,524,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2022

to

31/12/2022

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	7 Ellerton Ct DONVALE 3111	\$1,650,000	22/11/2022
2	5 Van Unen Ct DONCASTER EAST 3109	\$1,820,000	01/02/2023
3	13 Beverly Hills Dr TEMPLESTOWE 3106	\$1,691,000	04/03/2023

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:

21/03/2023 16:47



 5  2  2

Property Type: House
Land Size: 890 sqm approx
Agent Comments

Indicative Selling Price
\$1,560,000 - \$1,660,000
Median House Price
December quarter 2022: \$1,524,000

Comparable Properties



7 Ellerton Ct DONVALE 3111 (REI)

Agent Comments

 5  2  2

Price: \$1,650,000
Method:
Date: 22/11/2022
Property Type: House



5 Van Unen Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,820,000
Method: Sold Before Auction
Date: 01/02/2023
Property Type: House (Res)
Land Size: 822 sqm approx



13 Beverly Hills Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,691,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 838 sqm approx