

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

7 Monteath Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,535,000

Property Type House

Suburb Doncaster East

Period - From 10/11/2021

to

09/11/2022

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	14 Thorncombe Wlk DONCASTER EAST 3109	\$1,600,000	05/11/2022
2	21 Saturn Tce DONCASTER EAST 3109	\$1,530,000	01/10/2022
3	18 Silvana Ct DONCASTER EAST 3109	\$1,522,000	05/11/2022

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:

10/11/2022 14:10



 4  2  2

Property Type: House
Land Size: 834 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
10/11/2021 - 09/11/2022: \$1,535,000

Comparable Properties



14 Thorncombe Wlk DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,600,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 754 sqm approx



21 Saturn Tce DONCASTER EAST 3109 (REI) **Agent Comments**

 4  3  2

Price: \$1,530,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 769 sqm approx

18 Silvana Ct DONCASTER EAST 3109 (REI) **Agent Comments**

 4  3  2

Price: \$1,522,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 786 sqm approx