

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

13a Monaco Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,190,000

&

\$1,309,000

Median sale price

Median price \$1,405,000

House

X

Unit

Suburb Doncaster

Period - From 01/10/2017

to

31/12/2017

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	2/138 Winfield Rd BALWYN NORTH 3104	\$1,292,000	26/10/2017
2	1/138 Ayr St DONCASTER 3108	\$1,240,000	24/10/2017
3	1/17 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,190,000	05/10/2017

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.



Rooms:

Property Type: Townhouse (Res)

Land Size: 364 sqm approx

Agent Comments

Comparable Properties



2/138 Winfield Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,292,000

Method: Private Sale

Date: 26/10/2017

Rooms: 6

Property Type: Townhouse (Res)



1/138 Ayr St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,240,000

Method: Private Sale

Date: 24/10/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 297 sqm approx



1/17 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,190,000

Method: Private Sale

Date: 05/10/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 320 sqm approx