

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 2/15 Monaco Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,085,000 Property Type Townhouse Suburb Doncaster

Period - From 13/01/2024 to 12/01/2025 Source Property Data

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	55 Stables Cirt DONCASTER 3108	\$1,300,000	31/10/2024
2	63 Sweyn St BALWYN NORTH 3104	\$1,060,000	01/10/2024
3	72 Stables Cirt DONCASTER 3108	\$1,235,000	26/08/2024

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: 13/01/2025 13:41



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$980,000 - \$1,070,000

Median Townhouse Price

13/01/2024 - 12/01/2025: \$1,085,000

Comparable Properties



55 Stables Cirt DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 31/10/2024

Property Type: House (Res)

Land Size: 349 sqm approx



63 Sweyn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Sold Before Auction

Date: 01/10/2024

Property Type: Townhouse (Res)

Land Size: 307 sqm approx



72 Stables Cirt DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$1,235,000

Method: Sale

Date: 26/08/2024

Property Type: House (Res)

Land Size: 152 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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