Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/15 Monaco Street, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$980,000		&		\$1,070,000			
Median sale p	rice							
Median price	\$1,085,000	Pro	operty Type	Tow	nhouse		Suburb	Doncaster
Period - From	13/01/2024	to	12/01/2025		So	urce	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.

Ade	dress 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



McGrath





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



2 3 2 Price: \$1,300,000 Method: Sold Before Auction Date: 31/10/2024

63 Sweyn St BALWYN NORTH 3104 (REI/VG)

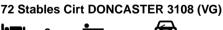
2

2



Price: \$1,060,000 Method: Sold Before Auction Date: 01/10/2024 Property Type: Townhouse (Res) Land Size: 307 sqm approx





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Agent Comments

Agent Comments

Agent Comments

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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