

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 Monaco Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,080,000

&

\$1,188,000

Median sale price

Median price \$1,230,000

House

X

Unit

Suburb Doncaster

Period - From 01/07/2018

to

30/09/2018

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	47 Burgundy Dr DONCASTER 3108	\$1,160,000	21/08/2018
2	49 Wilsons Rd DONCASTER 3108	\$1,158,000	21/09/2018
3	21 Glenfern Av DONCASTER 3108	\$1,100,000	16/10/2018

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: House (Previously Occupied - Detached)

Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,188,000

Median House Price

September quarter 2018: \$1,230,000

Comparable Properties



47 Burgundy Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Private Sale

Date: 21/08/2018

Rooms: 6

Property Type: House

Land Size: 653 sqm approx



49 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,158,000

Method: Private Sale

Date: 21/09/2018

Rooms: -

Property Type: House

Land Size: 720 sqm approx



21 Glenfern Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 16/10/2018

Rooms: 4

Property Type: House (Res)

Land Size: 669 sqm approx