

#### 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	16 Monaco Street, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,080,000	&	\$1,188,000
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#### Median sale price

Median price	\$1,230,000	Hou	ıse 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.

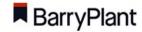
Add	dress of comparable property	Price	Date of sale
1	47 Burgundy Dr DONCASTER 3108	\$1,160,000	21/08/2018
2	49 Wilsons Rd DONCASTER 3108	\$1,158,000	21/09/2018
3	21 Glenfern Av DONCASTER 3108	\$1,100,000	16/10/2018

#### 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)

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)

**=** 3



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)



Price: \$1,100,000 Method: Auction Sale

Rooms: 4

Date: 16/10/2018

Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 



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