

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

1/18 Monaco Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,180,000 & \$1,298,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2022 to 30/06/2023 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	6/1 Kelly St DONCASTER 3108	\$1,270,000	09/09/2023
2	13a Bruce St BULLEEN 3105	\$1,250,000	09/09/2023
3	5 Harvest Ct DONCASTER 3108	\$1,160,000	07/09/2023

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:

30/09/2023 12:34



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,298,000

Median Unit Price

Year ending June 2023: \$630,000

Comparable Properties



6/1 Kelly St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)



13a Bruce St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)



5 Harvest Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$1,160,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: Townhouse (Res)

Account - VICPROP