

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

12 Montreal Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 12/12/2022 to 11/12/2023 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	3 Van Unen Ct DONCASTER EAST 3109	\$1,560,000	15/11/2023
2	6 Kent Ct DONCASTER EAST 3109	\$1,480,000	13/07/2023
3	7 Dilkara Ct DONCASTER EAST 3109	\$1,477,000	02/12/2023

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: 12/12/2023 10:16



 5  2  2

Rooms: 9
Property Type: House (Res)
Land Size: 787 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
12/12/2022 - 11/12/2023: \$1,650,000

Comparable Properties



3 Van Unen Ct DONCASTER EAST 3109 (REI) Agent Comments

 4  3  2

Price: \$1,560,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: House (Res)
Land Size: 702 sqm approx



6 Kent Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

 4  2  3

Price: \$1,480,000
Method: Sold Before Auction
Date: 13/07/2023
Property Type: House (Res)
Land Size: 718 sqm approx



7 Dilkara Ct DONCASTER EAST 3109 (REI) Agent Comments

 4  2  2

Price: \$1,477,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 770 sqm approx