### 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	cons	sumer.vic.gc	ov.au	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$1,650,000	Pro	operty Type	Hou	ISE		Suburb	Doncaster East
Period - From	12/12/2022	to	11/12/2023		So	urce	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.

Ade	dress 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



# **McGrath**

Allan Fang 0423522749 allanfang@mcgrath.com.au





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



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)

**6** 3

Agent Comments



Price: \$1,480,000



Date: 13/07/2023 Property Type: House (Res) Land Size: 718 sqm approx

Method: Sold Before Auction

7 Dilkara Ct DONCASTER EAST 3109 (REI)



Agent Comments



Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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