

# 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 4/15 Monaco Street, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,552,000 Property Type Townhouse Suburb Doncaster (3108)

Period - From 03/10/2022 to 03/10/2023 Source Realestate

### Comparable property sales

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
3/24 SUNHILL ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,100,000	18/05/2023
1/17 HIGH STREET, DONCASTER VIC 3108	\$1,095,000	05/08/2023
10/8 TONI STREET, DONCASTER VIC 3108	\$1,050,000	20/04/2023

This Statement of Information was prepared on: 03/10/2023