

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

9 Mont Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

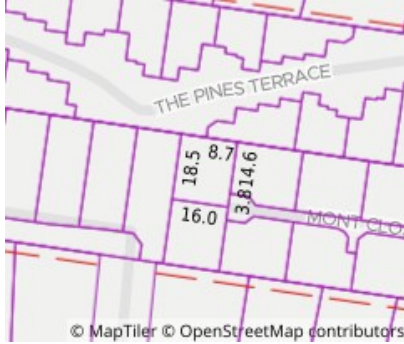
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	a/12 Nightingale CI DONVALE 3111	\$1,535,000	10/11/2023
2	5 Mont CI DONCASTER EAST 3109	\$1,549,500	03/02/2024
3			

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: 08/04/2024 17:34



3 -

Property Type: Strata Unit/Flat

Land Size: 295 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2023: \$1,615,400

Comparable Properties

a/12 Nightingale CI DONVALE 3111 (REI)

Agent Comments

- - -

Price: \$1,535,000

Method:

Date: 10/11/2023

Property Type: House



5 Mont CI DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,549,500

Method: Auction Sale

Date: 03/02/2024

Property Type: Townhouse (Res)

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.

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