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	14 Montgomery Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,995,000

Median sale price

Median price $1,630,000 Property Type House Suburb Doncaster East

Period - From 01/10/2023 to 30/09/2024 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	74 Leeds St DONCASTER EAST 3109	$1,770,000	18/05/2024
2	42 Morna Rd DONCASTER EAST 3109	$1,840,000	17/08/2024
3	11 Champion St DONCASTER EAST 3109	$1,955,000	27/07/2024

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: 14/10/2024 09:18

14 Montgomery Street, Doncaster East Vic 3109

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3 1 2

Property Type: House (Res)
Land Size: 916 sqm approx

Agent Comments

Indicative Selling Price
$1,995,000
Median House Price
Year ending September 2024: $1,630,000

Comparable Properties



74 Leeds St DONCASTER EAST 3109 (REI/VG)

3 1 2

Price: $1,770,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments



42 Morna Rd DONCASTER EAST 3109 (REI)

3 1 3

Price: $1,840,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



11 Champion St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,955,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments

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