

## 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	14 Montreal Drive, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of t	1.1	 /

Range between	\$0	&	\$0	]
Median sale pri	ce			

Median price	\$1,441,000	Hou	ise X	Unit		Su	Jburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	280 Serpells Rd TEMPLESTOWE 3106	\$1,625,000	25/03/2017
2	6 Habitat Park Dr DONCASTER EAST 3109	\$1,500,000	03/06/2017
3	9 Emerald Rise TEMPLESTOWE 3106	\$1,450,000	17/06/2017

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.

### Account - Terrae Real Estate | P: 03 9191 3717

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

#### TERRAE BEAL ESTATE





Rooms: Property Type: House (Res) Land Size: 789 sqm approx Agent Comments Indicative Selling Price \$0 - \$0 Median House Price June quarter 2017: \$1,441,000

# **Comparable Properties**



280 Serpells Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,625,000 Method: Auction Sale Date: 25/03/2017 Rooms: 9 Property Type: House (Res) Land Size: 514 sqm approx



6 Habitat Park Dr DONCASTER EAST 3109 (REI)



Price: \$1,500,000 Method: Auction Sale Date: 03/06/2017 Rooms: 8 Property Type: House (Res) Land Size: 625 sqm approx



9 Emerald Rise TEMPLESTOWE 3106 (REI)

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Price: \$1,450,000 Method: Auction Sale Date: 17/06/2017 Rooms: 8 Property Type: House (Res) Land Size: 500 sqm approx

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Agent Comments

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