

## 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 Montreal Drive, Doncaster East Vic 3109
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#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	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.



4   2   2

**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

4   2   2

**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)** Agent Comments

4   2   2

**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)** Agent Comments

4   2   2

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