

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 16/187 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$510,000

Median sale price

Median price \$834,000 House Unit ☒ Suburb Doncaster East
Period - From 01/10/2017 to 31/12/2017 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.

	Address of comparable property	Price	Date of sale
1	10/187-191 Reynolds Rd DONCASTER EAST 3109	\$560,000	15/01/2018
2	209/187-189 Reynolds Rd DONCASTER EAST 3109	\$560,000	31/08/2017
3	105/7 Red Hill Tce DONCASTER EAST 3109	\$510,000	16/10/2017

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.



 2  2  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$510,000

Median Unit Price

December quarter 2017: \$834,000

Comparable Properties



10/187-191 Reynolds Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 15/01/2018

Rooms: 4

Property Type: Apartment



209/187-189 Reynolds Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 31/08/2017

Rooms: 5

Property Type: Apartment

105/7 Red Hill Tce DONCASTER EAST 3109 (VG)

Agent Comments

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Price: \$510,000

Method: Sale

Date: 16/10/2017

Rooms: -

Property Type: Strata Unit/Flat