

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 213/187 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$578,000

Median sale price

Median price \$1,000,888 Property Type Unit Suburb Doncaster East

Period - From 01/07/2023 to 30/09/2023 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	308/187 Reynolds Rd DONCASTER EAST 3109	\$633,000	20/06/2023
2	215/187 Reynolds Rd DONCASTER EAST 3109	\$540,000	21/07/2023
3	220/187 Reynolds Rd DONCASTER EAST 3109	\$532,500	24/08/2023

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: 15/12/2023 13:24



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$578,000

Median Unit Price

September quarter 2023: \$1,000,888

Comparable Properties

308/187 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(VG)

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Price: \$633,000

Method: Sale

Date: 20/06/2023

Property Type: Strata Unit/Flat



215/187 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(REI/VG)

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Price: \$540,000

Method: Private Sale

Date: 21/07/2023

Property Type: Apartment

220/187 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(VG)

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Price: \$532,500

Method: Sale

Date: 24/08/2023

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888