

## 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

1/12 RED HILL TERRACE DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Doncaster East

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

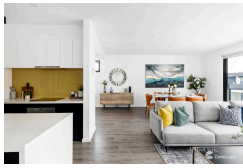
Date of sale

5/12 RED HILL TERRACE DONCASTER EAST VIC 3109	\$712,000	08-Jul-23
2/12 RED HILL TERRACE DONCASTER EAST VIC 3109	\$725,000	04-Jul-23
311/7 RED HILL TERRACE DONCASTER EAST VIC 3109	\$560,000	31-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 14 December 2023



**5/12 RED HILL TERRACE  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price

**\$712,000**

Sold Date

**08-Jul-23**

Distance

**0km**



**2/12 RED HILL TERRACE  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price

**\$725,000**

Sold Date

**04-Jul-23**

Distance

**0km**



**311/7 RED HILL TERRACE  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price

**\$560,000**

Sold Date

**31-Oct-23**

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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