

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

G7/210 REYNOLDS ROAD DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Nov 2023

to

31 Oct 2024

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

LG1/190 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$470,000	24-Jun-24
115/200 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$600,000	20-May-24
9/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$488,000	28-Aug-24

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: 19 November 2024

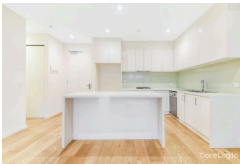

**LG1/190 REYNOLDS ROAD
DONCASTER EAST VIC 3109**
 2  2  1

 Sold Price **\$470,000** Sold Date **24-Jun-24**

 Distance **0.43km**

**115/200 REYNOLDS ROAD
DONCASTER EAST VIC 3109**
 2  2  1

 Sold Price **\$600,000** Sold Date **20-May-24**

 Distance **0km**

**9/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**
 2  2  1

 Sold Price **\$488,000** Sold Date **28-Aug-24**

 Distance **0.19km**
RS = Recent sale

UN = Undisclosed Sale

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