Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	16/187 Reynolds Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000
riange between	Ψ300,000	α	ψ550,000

Median sale price

Median price	\$931,500	Pro	perty Type U	Init		Suburb	Doncaster East
Period - From	01/07/2024	to	30/09/2024	S	ource	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

	aress of comparable property	1 1100	Date of Sale
1	301/3 Red Hill Tce DONCASTER EAST 3109	\$496,000	17/12/2024
2	202/3 Red Hill Tce DONCASTER EAST 3109	\$508,000	30/09/2024
3	9/187 Reynolds Rd DONCASTER EAST 3109	\$488,000	28/08/2024

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:	20/12/2024 15:08



Date of sale







Rooms: 4

Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2024: \$931,500

Comparable Properties



301/3 Red Hill Tce DONCASTER EAST 3109 (REI)

2

3 1

Agent Comments

Price: \$496,000 Method: Private Sale Date: 17/12/2024

Property Type: Apartment



202/3 Red Hill Tce DONCASTER EAST 3109 (REI/VG)

•=

2



2

-

Agent Comments

Price: \$508,000 Method: Private Sale Date: 30/09/2024

Property Type: Apartment



9/187 Reynolds Rd DONCASTER EAST 3109 (VG)

•=

2



_

~

Agent Comments

Price: \$488,000 Method: Sale Date: 28/08/2024

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.