

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$931,500 Property Type Unit Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 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	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



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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)

Agent Comments

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



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

Agent Comments

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



9/187 Reynolds Rd DONCASTER EAST 3109 (VG)

Agent Comments

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Price: \$488,000
Method: Sale
Date: 28/08/2024
Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888