

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 14 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Doncaster East

Period - From 23/04/2023

to 22/04/2024

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	1/12 Red Hill Tce DONCASTER EAST 3109	\$585,000	02/02/2024
2	311/7 Red Hill Tce DONCASTER EAST 3109	\$560,000	31/10/2023
3	201/7 Red Hill Tce DONCASTER EAST 3109	\$558,000	15/12/2023

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:

23/04/2024 12:44



Property Type:
Agent Comments

Indicative Selling Price
\$560,000

Median Unit Price
23/04/2023 - 22/04/2024: \$740,000

Comparable Properties



1/12 Red Hill Tce DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 02/02/2024
Property Type: Apartment
Land Size: 95 sqm approx



31/17 Red Hill Tce DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 31/10/2023
Property Type: Apartment



201/7 Red Hill Tce DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$558,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment