

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

104/187 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

or range
between

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|---|-----------|-----------|
| 308/187 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$633,000 | 20-Jun-23 |
| 5/187 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$605,000 | 28-Dec-22 |
| 303/187 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$620,000 | 11-Jul-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: 06 December 2023



**308/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 1

Sold Price **\$633,000** Sold Date **20-Jun-23**

Distance **0km**



**5/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 1

Sold Price **\$605,000** Sold Date **28-Dec-22**

Distance **0km**



**303/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 1

Sold Price **\$620,000** Sold Date **11-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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