

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

205/3 RED HILL TERRACE 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Aug 2022

to

31 Jul 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

213/200 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$488,000	31-May-23
205/3 RED HILL TERRACE DONCASTER EAST VIC 3109	\$488,000	07-Jun-23
301/3 RED HILL TERRACE DONCASTER EAST VIC 3109	\$482,000	03-Jun-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: 31 August 2023

**MANDY LEE**

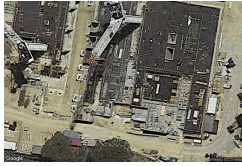
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**213/200 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2
 2
 1

Sold Price **\$488,000** Sold Date **31-May-23**Distance **0.41km****205/3 RED HILL TERRACE
DONCASTER EAST VIC 3109**

2
 2
 1

Sold Price ^{RS} **\$488,000** Sold Date **07-Jun-23**Distance **0km****301/3 RED HILL TERRACE
DONCASTER EAST VIC 3109**

2
 2
 1

Sold Price **\$482,000** Sold Date **03-Jun-23**Distance **0km****RS** = Recent sale**UN** = Undisclosed Sale

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