

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 10/187 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$922,500 House Unit X Suburb Doncaster East

Period - From 01/07/2017 to 30/09/2017 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	5/187 Reynolds Rd DONCASTER EAST 3109	\$585,000	05/07/2017
2	105/187 Reynolds Rd DONCASTER EAST 3109	\$585,000	30/06/2017
3	209/187-189 Reynolds Rd DONCASTER EAST 3109	\$560,000	31/08/2017

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.

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Indicative Selling Price
\$585,000

Median Unit Price
September quarter 2017: \$922,500



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties

5/187 Reynolds Rd DONCASTER EAST 3109 (VG) **Agent Comments**

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Price: \$585,000
Method: Sale
Date: 05/07/2017
Rooms: -
Property Type: Strata Unit/Flat



105/187 Reynolds Rd DONCASTER EAST 3109 (REI) **Agent Comments**

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Price: \$585,000
Method: Private Sale
Date: 30/06/2017
Rooms: 4
Property Type: Apartment



209/187-189 Reynolds Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 2  2  1

Price: \$560,000
Method: Private Sale
Date: 31/08/2017
Rooms: 5
Property Type: Apartment