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

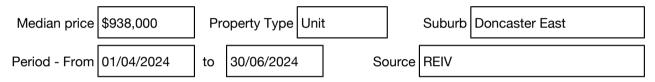
202/3 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

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For the mear	ning of this	Drice see	consumer vic a	ov.au/underquoting
	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$530,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	406/3 Red Hill Tce DONCASTER EAST 3109	\$525,000	20/06/2024
2	104/1 Red Hill Tce DONCASTER EAST 3109	\$500,000	22/02/2024
3	305/3 Red Hill Tce DONCASTER EAST 3109	\$495,000	08/01/2024

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:

09/09/2024 14:31









Property Type: Apartment Agent Comments Indicative Selling Price \$530,000 Median Unit Price June quarter 2024: \$938,000

Comparable Properties



406/3 Red Hill Tce DONCASTER EAST 3109 (REI/VG)



Price: \$525,000 Method: Private Sale Date: 20/06/2024 Property Type: Apartment

Agent Comments

Agent Comments



(REI/VG) 2 2 2 1

104/1 Red Hill Tce DONCASTER EAST 3109

Price: \$500,000 Method: Private Sale Date: 22/02/2024 Property Type: Apartment



305/3 Red Hill Tce DONCASTER EAST 3109 Agent Comments (REI/VG)



Price: \$495,000 Method: Private Sale Date: 08/01/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



propertydata

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