

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

113/187 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Dec 2023

to

30 Nov 2024

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

9/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$488,000	28-Aug-24
110/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$590,000	04-Oct-24
306/180 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$530,000	31-Oct-24

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: 14 December 2024

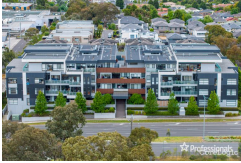


**9/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$488,000** Sold Date **28-Aug-24**

Distance **0km**



**110/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$590,000** Sold Date **04-Oct-24**

Distance **0km**



**306/180 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$530,000** Sold Date **31-Oct-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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