

# 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

106/9 Red hill Terrace, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$575,000

### Median sale price

Median price

\$912,500

Property Type

Unit

Suburb

Doncaster East

Period - From

05/02/2023

to

04/02/2024

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	607/9 Red Hill Tce DONCASTER EAST 3109	\$650,000	27/10/2023
2	1/12 Red Hill Tce DONCASTER EAST 3109	\$585,000	02/02/2024
3			

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:

05/02/2024 09:55



2
 2
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$575,000

**Median Unit Price**

05/02/2023 - 04/02/2024: \$912,500

## Comparable Properties



**607/9 Red Hill Tce DONCASTER EAST 3109 (REI/VG)**

Agent Comments

2
 2
 2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** Unit



**1/12 Red Hill Tce DONCASTER EAST 3109 (REI)**

Agent Comments

2
 2
 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** Apartment

**Land Size:** 95 sqm approx

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.

**Account - VICPROP**