

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

G6/190 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$914,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Oct 2021

to

30 Sep 2022

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

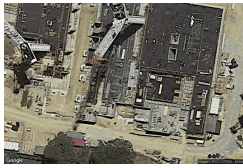
Date of sale

G18/210 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$600,000	04-Aug-22
204/180 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$634,500	09-Aug-22
202/180 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$679,000	11-Jul-22

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: 17 October 2022



**210/210 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price ^{RS} **\$600,000** Sold Date **04-Aug-22**

Distance **0km**



**204/180 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$634,500** Sold Date **09-Aug-22**

Distance **0km**



**202/180 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$679,000** Sold Date **11-Jul-22**

Distance **-**

Notes from your agent

plus study. Staging for sale. Brand new and have good rebate.

RS = Recent sale UN = Undisclosed Sale

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