

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	115/187 Reynolds Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Single price \$525,000

Median sale price

Median price	\$850,000	Hou	se	Unit	Х		Suburb	Doncaster East
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

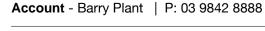
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	10/187-191 Reynolds Rd DONCASTER EAST 3109	\$560,000	15/01/2018
2	114/187 Reynolds Rd DONCASTER EAST 3109	\$560,000	30/03/2018
3	308/7 Red Hill Tce DONCASTER EAST 3109	\$530,000	26/10/2017

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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Rooms: Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$525,000 **Median Unit Price** Year ending March 2018: \$850,000

Comparable Properties



10/187-191 Reynolds Rd DONCASTER EAST

3109 (REI/VG)

Price: \$560,000 Method: Private Sale Date: 15/01/2018

Rooms: 4

Property Type: Apartment

Agent Comments

Agent Comments

114/187 Reynolds Rd DONCASTER EAST 3109 Agent Comments

(REI)

Price: \$560.000 Method: Private Sale Date: 30/03/2018

Rooms: -

Property Type: Apartment

308/7 Red Hill Tce DONCASTER EAST 3109

(VG)

Price: \$530,000 Method: Sale Date: 26/10/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888





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