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

301/3 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$480,000		&		\$500,000					
Median sale p	rice									
Median price	\$931,500	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/07/2024	to	30/09/2024		So	urce	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	202/3 Red Hill Tce DONCASTER EAST 3109	\$508,000	30/09/2024
2	406/3 Red Hill Tce DONCASTER EAST 3109	\$525,000	20/06/2024
3	2/12 Red Hill Tce DONCASTER EAST 3109	\$470,000	19/06/2024

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:

09/12/2024 09:25









Property Type: Apartment Agent Comments Indicative Selling Price \$480,000 - \$500,000 Median Unit Price September quarter 2024: \$931,500

Comparable Properties



202/3 Red Hill Tce DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$508,000 Method: Private Sale Date: 30/09/2024 Property Type: Apartment

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

Agent Comments





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

2/12 Red Hill Tce DONCASTER EAST 3109 (REI/VG)

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Agent Comments



Price: \$470,000 Method: Private Sale Date: 19/06/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



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