

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

G23/210 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$679,000

Median sale price

Median price \$611,000

Property Type Unit

Suburb Doncaster East

Period - From 17/07/2022

to

16/07/2023

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	403/210 Reynolds Rd DONCASTER EAST 3109	\$674,500	10/05/2023
2	113/200 Reynolds Rd DONCASTER EAST 3109	\$600,000	15/02/2023
3	405/210 Reynolds Rd DONCASTER EAST 3109	\$744,000	11/02/2023

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:

17/07/2023 13:14



 2
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$679,000

Median Unit Price

17/07/2022 - 16/07/2023: \$611,000

Comparable Properties

403/210 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(REI)

 2
  2
  1

Price: \$674,500

Method:

Date: 10/05/2023

Property Type: Apartment

113/200 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(REI)

 2
  2
  1

Price: \$600,000

Method:

Date: 15/02/2023

Property Type: Apartment

405/210 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(VG)

 2
  -
  -

Price: \$744,000

Method: Sale

Date: 11/02/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888