

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

109/7 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$480,000

&

\$528,000

Median sale price*

Median price

\$897,500

Property Type

Unit

Suburb

Doncaster East

Period - From

12/06/2020

to

12/12/2020

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	105/210 Reynolds Rd DONCASTER EAST 3109	\$513,000	02/10/2020
2	216/210 Reynolds Rd DONCASTER EAST 3109	\$500,000	17/06/2020
3	121/210 Reynolds Rd DONCASTER EAST 3109	\$480,000	05/08/2020

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:

12/12/2020 11:33



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price *

12/06/2020 - 12/12/2020: \$897,500

* Agent calculated median

Comparable Properties

105/210 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(VG)

2 - -

Price: \$513,000

Method: Sale

Date: 02/10/2020

Property Type: Strata Unit/Flat

216/210 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(VG)

2 - -

Price: \$500,000

Method: Sale

Date: 17/06/2020

Property Type: Strata Unit/Flat

121/210 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(VG)

2 - -

Price: \$480,000

Method: Sale

Date: 05/08/2020

Property Type: Strata Unit/Flat