

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

117/187 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Doncaster East

Period - From 14/11/2018

to

13/11/2019

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.

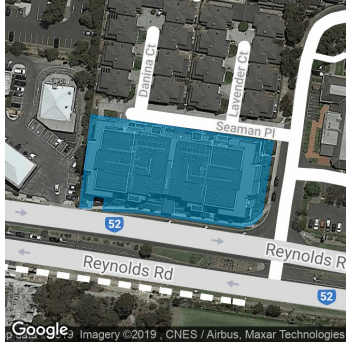
	Address of comparable property	Price	Date of sale
1	210/9 Red Hill Tce DONCASTER EAST 3109	\$445,000	31/10/2019
2	205/3 Red Hill Tce DONCASTER EAST 3109	\$355,000	09/09/2019
3	105/3 Red Hill Tce DONCASTER EAST 3109	\$350,000	04/09/2019

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:

14/11/2019 10:55



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

14/11/2018 - 13/11/2019: \$800,000

Comparable Properties



210/9 Red Hill Tce DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$445,000

Method: Private Sale

Date: 31/10/2019

Property Type: Apartment

205/3 Red Hill Tce DONCASTER EAST 3109 (VG)

Agent Comments

 2  -  -

Price: \$355,000

Method: Sale

Date: 09/09/2019

Property Type: Strata Unit/Flat

105/3 Red Hill Tce DONCASTER EAST 3109 (VG)

Agent Comments

 2  -  -

Price: \$350,000

Method: Sale

Date: 04/09/2019

Property Type: Strata Unit/Flat