

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

110/7 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Doncaster East

Period - From 09/03/2023 to 08/03/2024 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	311/7 Red Hill Tce DONCASTER EAST 3109	\$560,000	31/10/2023
2	201/7 Red Hill Tce DONCASTER EAST 3109	\$558,000	15/12/2023
3	208/7 Red Hill Tce DONCASTER EAST 3109	\$550,000	06/10/2023

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:

09/03/2024 09:49



2 2 1

Property Type: Apartment

Agent Comments

Body corp: approx. \$3510 per year / Council rate: approx. \$860 per year

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

09/03/2023 - 08/03/2024: \$710,000

Comparable Properties



311/7 Red Hill Tce DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 2 1

Price: \$560,000

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment



201/7 Red Hill Tce DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 2 1

Price: \$558,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment



208/7 Red Hill Tce DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 06/10/2023

Property Type: Apartment