

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

4/1 Morello Circle, Doncaster East Vic 3109

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$944,000

Property Type Unit

Suburb Doncaster East

Period - From 01/04/2022

to

31/03/2023

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	303/210 Reynolds Rd DONCASTER EAST 3109	\$620,000	01/12/2022
2	306/200 Reynolds Rd DONCASTER EAST 3109	\$611,000	19/01/2023
3	405/7 Red Hill Tce DONCASTER EAST 3109	\$590,000	24/04/2023

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:

10/05/2023 11:01

4/1 Morello Circle, Doncaster East Vic 3109

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

Year ending March 2023: \$944,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

303/210 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(VG)

2 - -

Price: \$620,000

Method: Sale

Date: 01/12/2022

Property Type: Flat/Unit/Apartment (Res)

306/200 Reynolds Rd DONCASTER EAST 3109 Agent Comments
(VG)

2 - -

Price: \$611,000

Method: Sale

Date: 19/01/2023

Property Type: Flat/Unit/Apartment (Res)



405/7 Red Hill Tce DONCASTER EAST 3109 Agent Comments
(REI)

2 2 1

Price: \$590,000

Method: Private Sale

Date: 24/04/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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