

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

G2/3 Red Hill Terrace Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Other

Suburb

Doncaster East

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

6/1 Morello Circle Doncaster East VIC 3109	\$510,000	16-Dec-19
110/7 Red Hill Terrace Doncaster East VIC 3109	\$495,000	30-Dec-19
210/9 Red Hill Terrace Doncaster East VIC 3109	\$445,000	14-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 17 February 2020



6/1 Morello Circle Doncaster East VIC 3109

2 2 1

Sold Price

\$510,000

Sold Date

16-Dec-19

Distance

0.04km



110/7 Red Hill Terrace Doncaster East VIC 3109

2 2 1

Sold Price

^{RS} **\$495,000** ^{UN}

Sold Date

30-Dec-19

Distance

0.07km



210/9 Red Hill Terrace Doncaster East VIC 3109

2 1 1

Sold Price

\$445,000

Sold Date

14-Oct-19

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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