

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

4/187 REYNOLDS ROAD 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

or range
between

\$565,000

&

\$621,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jan 2023

to

31 Dec 2023

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

104/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$602,500	-
205/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$605,000	-
215/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$540,000	03-Jul-23

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: 09 January 2024



**104/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

3 2 1

Sold Price **\$602,500** Sold Date -

Distance **0km**



**205/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 1

Sold Price **\$605,000** Sold Date -

Distance **0.01km**



**215/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 1

Sold Price **\$540,000** Sold Date **03-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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