

## 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

219/187 REYNOLDS ROAD DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2023

to

29 Feb 2024

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

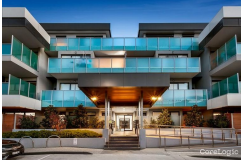
Date of sale

207/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$602,800	10-Oct-23
205/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$605,000	19-Dec-23
1/12 RED HILL TERRACE DONCASTER EAST VIC 3109	\$585,000	02-Feb-24

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: 18 March 2024



**207/187 REYNOLDS ROAD  
 DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$602,800** Sold Date **10-Oct-23**

Distance **0km**



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

 2  2  1

Sold Price **\$605,000** Sold Date **19-Dec-23**

Distance **0.01km**



**1/12 RED HILL TERRACE  
 DONCASTER EAST VIC 3109**

 2  2  1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **02-Feb-24**

Distance **0.14km**

RS = Recent sale      UN = Undisclosed Sale

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