

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

409/9 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$652,750

Property Type

Unit

Suburb

Doncaster East

Period - From

16/11/2023

to

15/11/2024

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 | 303/9 Red hill Tce DONCASTER EAST 3109 | \$460,000 | 19/10/2024 |
| 2 | 504/7 Red Hill Tce DONCASTER EAST 3109 | \$440,000 | 17/08/2024 |
| 3 | | | |

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:

16/11/2024 11:50



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

16/11/2023 - 15/11/2024: \$652,750

Comparable Properties

303/9 Red hill Tce DONCASTER EAST 3109 (REI)

Agent Comments

 2
  1
  2

Price: \$460,000

Method:

Date: 19/10/2024

Property Type: House



504/7 Red Hill Tce DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$440,000

Method: Private Sale

Date: 17/08/2024

Property Type: Apartment

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.

Account - Barry Plant | P: 03 9803 0400