

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

204/187 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

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2024

to

31 Jan 2025

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

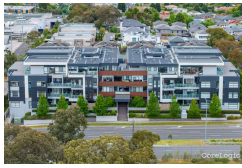
Date of sale

108/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$590,000	07-Sep-24
110/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$590,000	04-Oct-24
304/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$590,000	28-Jan-25

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: 10 February 2025


**108/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**
 2  2  1

 Sold Price **\$590,000** Sold Date **07-Sep-24**

 Distance **0km**

**110/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**
 2  2  1

 Sold Price Sold Date **04-Oct-24**

 Distance **0km**

**304/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**
 2  2  1

 Sold Price ^{RS} **\$590,000** Sold Date **28-Jan-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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