Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	G18/210 Reynolds Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$630,000	&	\$660,000

Median sale price

Median price	\$976,000	Pro	perty Type U	nit		Suburb	Doncaster East
Period - From	01/10/2024	to	31/12/2024	So	urce	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

Address of comparable property		Price	Date of sale
1	G07/210 Reynolds Rd DONCASTER EAST 3109	\$596,000	21/02/2025
2	304/187 Reynolds Rd DONCASTER EAST 3109	\$590,000	28/01/2025
3	409/210 Reynolds Rd DONCASTER EAST 3109	\$700,000	17/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2025 15:54









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$630,000 - \$660,000 **Median Unit Price** December quarter 2024: \$976,000

Comparable Properties



G07/210 Reynolds Rd DONCASTER EAST 3109 (REI)

Agent Comments

Price: \$596,000 Method: Private Sale Date: 21/02/2025

Property Type: Apartment



304/187 Reynolds Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

2



Price: \$590,000 Method: Private Sale Date: 28/01/2025

Property Type: Apartment



409/210 Reynolds Rd DONCASTER EAST 3109 (REI/VG) Agent Comments





Price: \$700,000 Method: Private Sale Date: 17/10/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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