

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

210/9 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$445,000

&

\$485,000

Median sale price

Median price

\$675,000

House

Unit

X

Suburb

Doncaster East

Period - From

01/01/2019

to

31/03/2019

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	120/187-191 Reynolds Rd DONCASTER EAST 3109	\$489,000	01/02/2019
2	20/187-189 Reynolds Rd DONCASTER EAST 3109	\$485,000	15/03/2019
3	206/9 Red Hill Tce DONCASTER EAST 3109	\$470,000	28/03/2019

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.



Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$445,000 - \$485,000

Median Unit Price

March quarter 2019: \$675,000

Comparable Properties



120/187-191 Reynolds Rd DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$489,000

Method: Private Sale

Date: 01/02/2019

Rooms: 3

Property Type: Apartment

Land Size: 3363 sqm approx



20/187-189 Reynolds Rd DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$485,000

Method: Private Sale

Date: 15/03/2019

Rooms: 5

Property Type: Apartment

206/9 Red Hill Tce DONCASTER EAST 3109 (VG) Agent Comments



Price: \$470,000

Method: Sale

Date: 28/03/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)