

ashthompson@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
-----------------	-----------	----------

Property offered for Sale										
Including subu		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	Hou	se	Unit	Х		Suburb	Doncaster East		
Period - From	01/01/2019	to	31/03/2019		Source	REIV				

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Ad	dress 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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





Generated: 16/07/2019 12:30



Ash Thompson 9870 6211 0401 205 320 ashthompson@jelliscraig.com.au

> **Indicative Selling Price** \$445,000 - \$485,000 **Median Unit Price** March quarter 2019: \$675,000





Rooms:

Property Type: Apartment **Agent Comments**

Comparable Properties



120/187-191 Reynolds Rd DONCASTER EAST

3109 (REI/VG)

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)

└─ 2

Price: \$485,000 Method: Private Sale Date: 15/03/2019 Rooms: 5

Property Type: Apartment

206/9 Red Hill Tce DONCASTER EAST 3109

(VG)

Price: \$470,000 Method: Sale Date: 28/03/2019

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 16/07/2019 12:30

Agent Comments

Agent Comments

Agent Comments