

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 408/7 Red hill Terrace, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$761,500 Property Type Unit Suburb Doncaster East

Period - From 12/09/2018 to 11/09/2019 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	7/187 Reynolds Rd DONCASTER EAST 3109	\$500,000	13/03/2019
2	20/187-189 Reynolds Rd DONCASTER EAST 3109	\$485,000	15/03/2019
3	19/187 Reynolds Rd DONCASTER EAST 3109	\$485,000	26/03/2019

**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.~~

This Statement of Information was prepared on: 16/09/2019



2   2   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

12/09/2018 - 11/09/2019: \$761,500

## Comparable Properties



**7/187 Reynolds Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 13/03/2019

**Property Type:** Apartment



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

Agent Comments

2   2   1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 15/03/2019

**Rooms:** 5

**Property Type:** Apartment

**19/187 Reynolds Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 26/03/2019

**Property Type:** Apartment