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

204/3 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$320,000	&	\$350,000				
Median sale price*							
Median price		Property Type	Suburb Doncaster East				
Period - From		to	Source				

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 sixmonths 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	112/210 Reynolds Rd DONCASTER EAST 3109	\$388,000	24/10/2023
2	G27/210 Reynolds Rd DONCASTER EAST 3109	\$400,000	08/12/2023
3			

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:

24/04/2024 12:17

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Apartment Agent Comments

Indicative Selling Price \$320,000 - \$350,000 No median price available

Comparable Properties

112/210 Reynolds Rd DONCASTER EAST 3109Agent CommentsImage: 1Image: 1Image: 1Image: 1Image: 1Price: \$388,000 Method:
Date: 07/10/2023 Property
Type: ApartmentAgent CommentsG27/210 Reynolds Rd DONCASTER EAST
3109 (VG)Agent CommentsImage: 1Image: 1<tr

Price: \$400,000 Method: Sale Date: 08/12/2023 Property Type: Flat/Unit/Apartment (Res)

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 - Barry Plant | P: (03) 9431 1243

propertydata



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