

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

Brand new 2 bedroom 2 bathroom 1 car space, plus media room/study 300 REYNOLDS ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

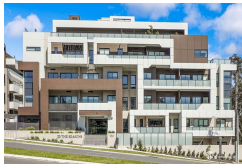
Date of sale

311/180 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$740,000	15-Dec-22
1/12 RED HILL TERRACE DONCASTER EAST VIC 3109	\$795,000	19-Dec-22
104/1058 DONCASTER ROAD DONCASTER EAST VIC 3109	\$735,000	13-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 15 May 2023

**311/180 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$740,000** Sold Date **15-Dec-22**Distance **0.07km****1/12 RED HILL TERRACE
DONCASTER EAST VIC 3109**

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Sold Price **\$795,000** Sold Date **19-Dec-22**Distance **0.37km****104/1058 DONCASTER ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$735,000** Sold Date **13-Aug-22**Distance **2.91km**

RS = Recent sale

UN = Undisclosed Sale

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