

## 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

205/187 REYNOLDS ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Nov 2022

to

31 Oct 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

308/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$633,000	20-Jun-23
303/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$620,000	11-Jul-23

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: 14 November 2023



**308/187 REYNOLDS ROAD  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$633,000** Sold Date **20-Jun-23**

Distance **0km**



**303/187 REYNOLDS ROAD  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$620,000** Sold Date **11-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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