## 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

111/1 Red hill Terrace, Doncaster East Vic 3109

#### Indicative selling price

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Single price \$479,000

#### Median sale price

Median price	\$974,000	Pro	perty Type Unit	:	Suburb	Doncaster East
Period - From	01/10/2022	to	30/09/2023	Sour	ce 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.

Add	lress of comparable property	Price	Date of sale
1	205/3 Red Hill Tce DONCASTER EAST 3109	\$488,000	07/06/2023
2	4/12 Red Hill Tce DONCASTER EAST 3109	\$487,000	20/09/2023
3	301/3 Red Hill Tce DONCASTER EAST 3109	\$482,000	07/06/2023

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:

24/10/2023 18:21





Frank Perri 8841 4888





Property Type: Apartment Agent Comments

0414 680 483 frankperri@jelliscraig.com.au **Indicative Selling Price** 

\$479,000 **Median Unit Price** Year ending September 2023: \$974,000

# **Comparable Properties**



205/3 Red Hill Tce DONCASTER EAST 3109 (REI)



Price: \$488,000 Method: Private Sale Date: 07/06/2023 Property Type: Apartment

Agent Comments



4/12 Red Hill Tce DONCASTER EAST 3109 (REI) 2

Agent Comments



Price: \$487,000 Method: Private Sale Date: 20/09/2023 Property Type: Apartment



301/3 Red Hill Tce DONCASTER EAST 3109 Agent Comments (REI/VG)

2 **601** 1 2

Price: \$482.000 Method: Private Sale Date: 07/06/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



propertydata

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