

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

2/12 RED HILL TERRACE 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

or range
between

\$528,000

&

\$580,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2023

to

30 Apr 2024

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

213/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$555,000	02-Apr-24
110/7 RED HILL TERRACE DONCASTER EAST VIC 3109	\$530,000	10-Mar-24
201/7 RED HILL TERRACE DONCASTER EAST VIC 3109	\$558,000	22-Dec-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.~~

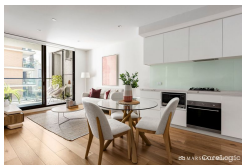
This Statement of Information was prepared on: 21 May 2024

**213/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$555,000** Sold Date **02-Apr-24**Distance **0.14km****110/7 RED HILL TERRACE
DONCASTER EAST VIC 3109**

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Sold Price **\$530,000** Sold Date **10-Mar-24**Distance **0.03km****201/7 RED HILL TERRACE
DONCASTER EAST VIC 3109**

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Sold Price **\$558,000** Sold Date **22-Dec-23**Distance **0.02km****RS** = Recent sale **UN** = Undisclosed Sale

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