

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

201/210 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jun 2023

to

31 May 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

35/110 KING STREET DONCASTER EAST VIC 3109	\$600,000	20-Dec-23
1/765-767 DONCASTER ROAD DONCASTER VIC 3108	\$585,000	03-Apr-24
5/8 GEORGE STREET DONCASTER EAST VIC 3109	\$590,000	09-Mar-24

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: 17 June 2024



**35/110 KING STREET DONCASTER
EAST VIC 3109**

 2
  1
  1

Sold Price

\$600,000

Sold Date **20-Dec-23**

Distance **1.42km**



**1/765-767 DONCASTER ROAD
DONCASTER VIC 3108**

 2
  1
  1

Sold Price

\$585,000

Sold Date **03-Apr-24**

Distance **3.84km**



**5/8 GEORGE STREET DONCASTER
EAST VIC 3109**

 2
  1
  1

Sold Price

\$590,000

Sold Date **09-Mar-24**

Distance **2.13km**

RS = Recent sale

UN = Undisclosed Sale

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