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

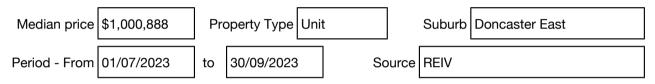
213/187 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

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Single price \$578,000

Median sale price



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	dress of comparable property	Price	Date of sale
1	308/187 Reynolds Rd DONCASTER EAST 3109	\$633,000	20/06/2023
2	215/187 Reynolds Rd DONCASTER EAST 3109	\$540,000	21/07/2023
3	220/187 Reynolds Rd DONCASTER EAST 3109	\$532,500	24/08/2023

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:

15/12/2023 13:24









Property Type: Apartment Agent Comments Indicative Selling Price \$578,000 Median Unit Price September quarter 2023: \$1,000,888

Comparable Properties

308/187 Reynolds Rd DONCASTER EAST 3109 Agent Comments (VG)



Price: \$633,000 Method: Sale Date: 20/06/2023 Property Type: Strata Unit/Flat



215/187 Reynolds Rd DONCASTER EAST 3109 Agent Comments (REI/VG)



Price: \$540,000 Method: Private Sale Date: 21/07/2023 Property Type: Apartment

220/187 Reynolds Rd DONCASTER EAST 3109 Agent Comments (VG)



Price: \$532,500 Method: Sale Date: 24/08/2023 Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888



propertydata

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