## 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

301/5 Red hill Terrace, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$750,000					
Median sale pi	rice									
Median price	\$1,000,000	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/10/2023	to	31/12/2023		So	urce	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	Iress of comparable property	Price	Date of sale
1	607/9 Red Hill Tce DONCASTER EAST 3109	\$650,000	27/10/2023
2	g9/5 Red Hill Tce DONCASTER EAST 3109	\$600,000	10/11/2023
3	307/3 Red Hill Tce DONCASTER EAST 3109	\$600,000	21/08/2023

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:

13/02/2024 11:38









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price December quarter 2023: \$1,000,000

# **Comparable Properties**



607/9 Red Hill Tce DONCASTER EAST 3109 (REI/VG)



Price: \$650,000 Method: Private Sale Date: 27/10/2023 Property Type: Unit

Agent Comments

Agent Comments



(REI/VG) 3 
2 
1

g9/5 Red Hill Tce DONCASTER EAST 3109

Price: \$600,000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment



307/3 Red Hill Tce DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$600,000 Method: Sale Date: 21/08/2023 Property Type: Flat/Unit/Apartment (Res)

#### Account - Barry Plant | P: 03 9842 8888



property data

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