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

5 Reddington Terrace, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	13 Apple Gum Gr DONCASTER EAST 3109	\$1,653,000	30/03/2023
2	6 Catherine Av DONCASTER EAST 3109	\$1,500,000	25/02/2023
3	435 Serpells Tce DONVALE 3111	\$1,476,000	11/02/2023

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 12:16



5 Reddington Terrace, Doncaster East Vic 3109







Property Type: Divorce/Estate/Family Transfers Land Size: 706 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price September quarter 2023: \$1,650,000

Comparable Properties



13 Apple Gum Gr DONCASTER EAST 3109 (REI/VG)

6 Catherine Av DONCASTER EAST 3109 (VG)



Price: \$1,653,000 Method: Auction Sale Date: 30/03/2023 Property Type: House (Res) Land Size: 787 sqm approx

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Price: \$1,500,000 Method: Sale Date: 25/02/2023 Property Type: House (Res) Land Size: 681 sqm approx



435 Serpells Tce DONVALE 3111 (REI/VG)



Price: \$1,476,000 Method: Auction Sale Date: 11/02/2023 Property Type: House (Res) Land Size: 786 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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Agent Comments

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