

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/09/2023 Source 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.

	Address 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



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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)

Agent Comments

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

6 Catherine Av DONCASTER EAST 3109 (VG)

Agent Comments

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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)

Agent Comments

 4  2  2

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

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