

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

G7/210 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2023

to

30 Apr 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

| | | |
|---|-----------|-----------|
| G24/210 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$530,000 | 03-Oct-23 |
| 103/210 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$610,000 | 24-Mar-23 |
| 101/180 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$600,000 | 19-Dec-23 |

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: 24 May 2024



**224/210 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 - -

Sold Price **\$530,000** Sold Date **03-Oct-23**

Distance **0km**



**103/210 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 -

Sold Price **\$610,000** Sold Date **24-Mar-23**

Distance **0km**



**101/180 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 1

Sold Price **\$600,000** Sold Date **19-Dec-23**

Distance **0km**



**205/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 1

Sold Price **\$605,000** Sold Date **19-Dec-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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