## 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

g8/180 Reynolds Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$550,000		&		\$570,000					
Median sale p	rice									
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	30/05/2024	to	29/05/2025		So	urce	Property	/ Data		

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	G18/210 Reynolds Rd DONCASTER EAST 3109	\$625,000	13/05/2025
2	LG08/210 Reynolds Rd DONCASTER EAST 3109	\$520,328	18/04/2025
3	G07/210 Reynolds Rd DONCASTER EAST 3109	\$596,000	21/02/2025

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:

30/05/2025 09:26

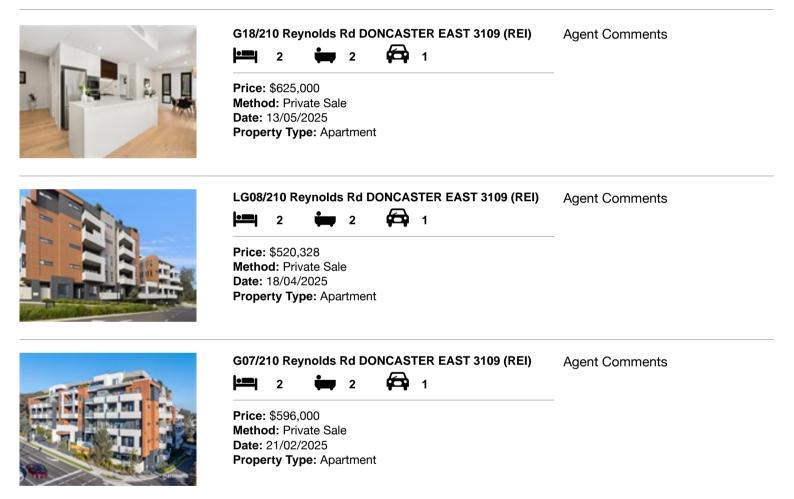




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$550,000 - \$570,000 Median Unit Price 30/05/2024 - 29/05/2025: \$630,000

# **Comparable Properties**



Account - McGrath Doncaster | P: 03 8822 6188



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