

## 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

204/200 REYNOLDS ROAD DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Doncaster East

Period-from

19 Feb 2024

to

19 Aug 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

104/1 RED HILL TERRACE DONCASTER EAST VIC 3109	\$500,000	22-Feb-24
213/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$555,000	02-Apr-24

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: 19 August 2024

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**104/1 RED HILL TERRACE  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$500,000** Sold Date **22-Feb-24**

Distance **0.43km**



**213/187 REYNOLDS ROAD  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$555,000** Sold Date **02-Apr-24**

Distance **0.19km**

RS = Recent sale      UN = Undisclosed Sale

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