

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

101/180 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$679,000 Property Type Unit Suburb Doncaster East

Period - From 22/11/2022 to 21/11/2023 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	308/187 Reynolds Rd DONCASTER EAST 3109	\$633,000	20/06/2023
2	G23/210 Reynolds Rd DONCASTER EAST 3109	\$679,000	15/08/2023
3	305/200 Reynolds Rd DONCASTER EAST 3109	\$605,000	13/06/2023

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:

22/11/2023 09:38

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Property Type: Apartment

Agent Comments

Year Built: 2020, OC fee: \$1965 per year, CR: \$956 per year

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

22/11/2022 - 21/11/2023: \$679,000

Comparable Properties

308/187 Reynolds Rd DONCASTER EAST 3109 Agent Comments (REI)

2 2 1

Price: \$633,000

Method:

Date: 20/06/2023

Property Type: Apartment



G23/210 Reynolds Rd DONCASTER EAST 3109 (VG)

Agent Comments

2 - -

Price: \$679,000

Method: Sale

Date: 15/08/2023

Property Type: Flat/Unit/Apartment (Res)

305/200 Reynolds Rd DONCASTER EAST 3109 Agent Comments (VG)

2 - -

Price: \$605,000

Method: Sale

Date: 13/06/2023

Property Type: Flat/Unit/Apartment (Res)