

# 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 201/1 Red hill Terrace, 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)

Range between \$680,000 & \$740,000

### Median sale price\*

Median price \$839,500 Property Type Unit Suburb Doncaster East

Period - From 08/01/2021 to 08/07/2021 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	212/1 Red Hill Tce DONCASTER EAST 3109	\$720,000	13/03/2021
2	306/5 Red Hill Tce DONCASTER EAST 3109	\$650,000	11/03/2021
3	407/210 Reynolds Rd DONCASTER EAST 3109	\$700,000	12/01/2021

**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: 08/07/2021 13:51

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**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price \***

08/01/2021 - 08/07/2021: \$839,500

\* Agent calculated median



2   2   3

**Property Type:** Apartment

**Land Size:** 128 (approx) sqm  
approx

Agent Comments

## Comparable Properties

212/1 Red Hill Tce DONCASTER EAST 3109  
(VG)

Agent Comments

3   -   -

**Price:** \$720,000

**Method:** Sale

**Date:** 13/03/2021

**Property Type:** Flat/Unit/Apartment (Res)



306/5 Red Hill Tce DONCASTER EAST 3109  
(REI)

Agent Comments

2   2   1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 11/03/2021

**Property Type:** Apartment

407/210 Reynolds Rd DONCASTER EAST 3109  
(VG)

Agent Comments

2   -   -

**Price:** \$700,000

**Method:** Sale

**Date:** 12/01/2021

**Property Type:** Strata Unit/Flat