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	209/7 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $1,050,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2021 to 31/12/2021 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	307/5 Red Hill Tce DONCASTER EAST 3109	$490,000	23/03/2022
2	210/190 Reynolds Rd DONCASTER EAST 3109	$484,000	24/02/2022
3	202/5 Red Hill Tce DONCASTER EAST 3109	$460,000	25/02/2022

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: 04/04/2022 10:16

209/7 Red hill Terrace, Doncaster East Vic 3109

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2 2 1

Property Type: Strata Unit/Flat
Land Size: Internal 73 sqm approx

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
December quarter 2021: $1,050,000

Comparable Properties



307/5 Red Hill Tce DONCASTER EAST 3109 (REI)

2 1 1

Price: $490,000
Method: Private Sale
Date: 23/03/2022
Property Type: Apartment

Agent Comments

210/190 Reynolds Rd DONCASTER EAST 3109 (REI)

2 2 1

Price: $484,000
Method: Private Sale
Date: 24/02/2022
Property Type: Apartment

Agent Comments



202/5 Red Hill Tce DONCASTER EAST 3109 (REI)

2 1 1

Price: $460,000
Method: Private Sale
Date: 25/02/2022
Property Type: Apartment

Agent Comments

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