

# 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

113/180-200 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

\$599,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jul 2023

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 116/180 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$555,000 | 08-Mar-24 |
| 115/200 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$600,000 | 27-May-24 |
| 213/210 REYNOLDS ROAD DONCASTER EAST VIC 3109 | \$651,500 | 15-May-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: 04 July 2024