

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

4/14 RED HILL TERRACE DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

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

406/3 RED HILL TERRACE DONCASTER EAST VIC 3109	\$525,000	20-Jun-24
104/1 RED HILL TERRACE DONCASTER EAST VIC 3109	\$500,000	22-Feb-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: 16 July 2024



**406/3 RED HILL TERRACE
DONCASTER EAST VIC 3109**

2 2 1

Sold Price ^{RS} **\$525,000** Sold Date **20-Jun-24**

Distance **0.09km**



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

2 2 1

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

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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