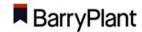
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

											3		
Proper	ty offer	ed for s	sale										
Address Including suburb and postcode			2/3 Pine Ridge, Donvale Vic 3111										
Indicat	ive selli	ing pric	e										
For the i	meaning	of this p	orice see	con	sumer.vic.g	jov.au∕ı	underquo	ting					
Range	Range between \$1,100,000 & \$1,200,000												
Median	n sale pi	rice											
Media	an price	\$960,00	00	Pr	operty Type	Unit			Suburb	Donvale			
Period	I - From	01/01/2	023	to	31/03/202	23	So	ource	REIV				
Compa	rable p	roperty	sales	(*De	elete A or I	B belo	w as ap	plica	ble)				
<b>A*</b>	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.												
Addres	ss of co	mparab	le prope	erty					F	Price	Da	ate of sale	
1													
2													
3													
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:								on:	25/05/2023 17:17			









Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price March quarter 2023: \$960,000

## Comparable Properties

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.

**Account** - Barry Plant | P: 03 9842 8888



