

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

38 Pine Hill Drive, Doncaster East, VIC 3109

INDICATIVE SELLING PRICE

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

Range Between \$1,000,000 & \$1,100,000

MEDIAN SALE PRICE

Median price \$1,055,000 | House | Doncaster East (3109)

Period - From 1 October 2018 to 31 December 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
4 ORAN COURT, DONCASTER EAST VIC 3109	\$1,093,000	24/12/2018
8 CAMIRA CLOSE, DONCASTER EAST VIC 3109	\$1,013,000	19/11/2018
53 LONG VALLEY WAY, DONCASTER EAST VIC 3109	\$980,000	17/09/2018