## 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

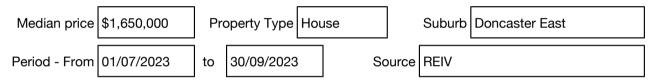
24 The Pines Outlook, Doncaster East Vic 3109

#### Indicative selling price

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Single price \$1,880,000

#### Median sale price



### 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.

Ado	dress of comparable property	Price	Date of sale
1	31 Tidcombe Cr DONCASTER EAST 3109	\$1,888,000	03/06/2023
2	9 Guildford Dr DONCASTER EAST 3109	\$1,750,000	28/09/2023
3	7 Savernake Ct DONCASTER EAST 3109	\$1,721,000	13/05/2023

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:

21/10/2023 15:35



### BARRYPLANT



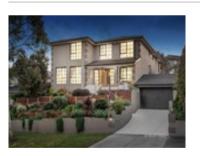


**Property Type:** House Land Size: 678 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,880,000 Median House Price September quarter 2023: \$1,650,000

# **Comparable Properties**





31 Tidcombe Cr DONCASTER EAST 3109 (REI)



Price: \$1,888,000 Method: Auction Sale Date: 03/06/2023 Property Type: House Land Size: 734 sqm approx

9 Guildford Dr DONCASTER EAST 3109 (REI) Agent Comments

Agent Comments



Price: \$1,750,000 Method: Sold Before Auction Date: 28/09/2023 Property Type: House (Res) Land Size: 650 sqm approx



7 Savernake Ct DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,721,000 Method: Auction Sale Date: 13/05/2023 Property Type: House (Res) Land Size: 824 sqm approx

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



propertydata

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