

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

45 Pine Hill Drive 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

\$1,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,429,000

Property type

House

Suburb

Doncaster East

Period-from

01 Nov 2020

to

31 Oct 2021

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

2 Whistlewood Close Doncaster East VIC 3109	\$1,950,000	25-Sep-21
58 Worthing Avenue Doncaster East VIC 3109	\$1,902,000	07-Aug-21
14 Morris Street Doncaster VIC 3108	\$2,045,000	19-Oct-21

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: 23 November 2021



2 Whistlewood Close Doncaster East VIC 3109

Sold Price ^{RS} **\$1,950,000** Sold Date **25-Sep-21**

4 2 2

Distance **1.04km**

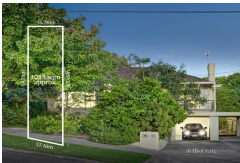


58 Worthing Avenue Doncaster East VIC 3109

Sold Price **\$1,902,000** Sold Date **07-Aug-21**

4 2 4

Distance **2.8km**



14 Morris Street Doncaster VIC 3108

Sold Price ^{RS} **\$2,045,000** Sold Date **19-Oct-21**

4 2 2

Distance **5.79km**

RS = Recent sale

UN = Undisclosed Sale

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