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 Pine Hill Drive, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,615,400	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

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.

Ade	dress of comparable property	Price	Date of sale
1	6 Happy Valley Ct DONCASTER EAST 3109	\$1,560,000	17/02/2024
2	65 Pine Hill Dr DONCASTER EAST 3109	\$1,530,000	05/02/2024
3	2 Jefferson Gr DONCASTER EAST 3109	\$1,383,000	26/08/2023

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:

26/02/2024 13:55



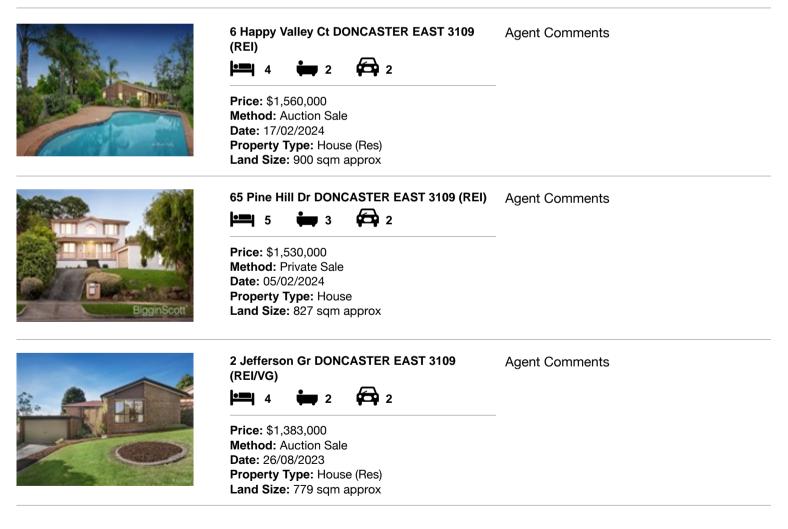






Property Type: House (Res) **Land Size:** 790 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2023: \$1,615,400

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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