Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 23 The Pines Outlook, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$1,260,000	Pro	operty Type	y Type Hous			Suburb	Doncaster East	
Period - From	26/11/2019	to	25/11/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	22 Pine Hill Dr DONCASTER EAST 3109	\$1,160,000	26/10/2020
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:

26/11/2020 09:20



RT Edgar





Property Type: Land (Res) **Land Size:** 708 sqm approx Agent Comments Alan Wang 03 8888 2020 0401 660 297 awang@rtedgar.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price 26/11/2019 - 25/11/2020: \$1,260,000

Comparable Properties



22 Pine Hill Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,160,000 Method: Private Sale Date: 26/10/2020 Property Type: Land (Res) Land Size: 823 sqm approx

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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.