

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 53a Pine Hill Drive, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,000,000 & \$1,050,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Doncaster East (3109)

Period - From 11/10/2022 to 11/10/2023 Source Realestate

Comparable property sales

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.

Address of comparable property	Price	Date of sale
2/40 WOODHOUSE ROAD, DONCASTER EAST VIC 3109	\$1,050,000	26/08/2023
17 CORSICAN AVENUE, DONCASTER EAST VIC 3109	\$1,000,000	02/05/2023
18/33-37 LESLIE STREET, DONVALE VIC 3111	\$970,000	19/08/2023

This Statement of Information was prepared on: 11/10/2023