

# 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

69 Pine Hill Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,150,000

### Median sale price\*

Median price

\$1,270,000

Property Type

House

Suburb

Doncaster East

Period - From

29/12/2019

to

29/06/2020

Source

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.

	Address of comparable property	Price	Date of sale
1	29 Newlands Cr DONCASTER EAST 3109	\$1,181,000	25/05/2020
2	140 Landscape Dr DONCASTER EAST 3109	\$1,138,000	25/03/2020
3	7 Halsbury Cl DONCASTER EAST 3109	\$1,125,000	06/01/2020

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:

29/06/2020 09:39

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**Indicative Selling Price**

\$1,150,000

**Median House Price \***

29/12/2019 - 29/06/2020: \$1,270,000

\* Agent calculated median



**Property Type:** House (Res)

**Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties



**29 Newlands Cr DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,181,000

**Method:** Private Sale

**Date:** 25/05/2020

**Property Type:** House

**Land Size:** 785 sqm approx



**140 Landscape Dr DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,138,000

**Method:** Sold Before Auction

**Date:** 25/03/2020

**Property Type:** House (Res)

**Land Size:** 747 sqm approx



**7 Halsbury Ct DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 06/01/2020

**Property Type:** House

**Land Size:** 301 sqm approx