

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 57a Pine Hill Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,115,000 House X Unit Suburb Doncaster East

Period - From 01/01/2019 to 31/03/2019 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		
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.~~



Rooms:
Property Type: Land
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2019: \$1,115,000

Comparable Properties



14a Wiarando Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 27/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm approx



55 Bellevue Av DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,310,000
Method: Sale
Date: 07/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 317 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.