

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

27a Pine Way, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,425,000

Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

12/12/2020

to

11/12/2021

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	27B Pine Way DONCASTER EAST 3109	\$1,468,000	24/07/2021
2	36 Polaris Dr DONCASTER EAST 3109	\$1,400,000	28/08/2021
3	1/31 Elizabeth St DONCASTER EAST 3109	\$1,375,000	30/10/2021

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:

12/12/2021 22:48



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,425,000

Median Townhouse Price

12/12/2020 - 11/12/2021: \$1,090,000

Comparable Properties



27B Pine Way DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 3 2

Price: \$1,468,000

Method: Auction Sale

Date: 24/07/2021

Property Type: Townhouse (Res)

Land Size: 283 sqm approx



36 Polaris Dr DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 28/08/2021

Property Type: Townhouse (Res)

Land Size: 318 sqm approx



1/31 Elizabeth St DONCASTER EAST 3109
(REI)

Agent Comments

4 2 2

Price: \$1,375,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Townhouse (Res)