

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

23 The Pines Outlook, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,522,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2021

to

30/09/2021

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	19 Templemore Dr TEMPLESTOWE 3106	\$1,252,400	31/07/2021
2	10 Edmonton Pl DONCASTER EAST 3109	\$1,123,000	13/08/2021
3	21 Harman Cl DONCASTER EAST 3109	\$1,120,000	01/08/2021

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:

20/10/2021 12:40

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2021: \$1,522,000



Property Type: Land

Land Size: 708 sqm approx

Agent Comments

Comparable Properties



19 Templemore Dr TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$1,252,400

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 796 sqm approx

10 Edmonton Pl DONCASTER EAST 3109 (VG) **Agent Comments**



Price: \$1,123,000

Method: Sale

Date: 13/08/2021

Property Type: House (Res)

Land Size: 781 sqm approx



21 Harman Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**



Price: \$1,120,000

Method: Private Sale

Date: 01/08/2021

Property Type: House

Land Size: 786 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802