

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

23A Pine Way, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,460,000 Property Type House Suburb Doncaster East

Period - From 01/10/2020 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	27B Pine Way DONCASTER EAST 3109	\$1,468,000	24/07/2021
2	15a Pine Way DONCASTER EAST 3109	\$1,315,000	29/04/2021
3	2/23 Pine Way DONCASTER EAST 3109	\$1,250,000	14/07/2021

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: 15/10/2021 16:00



4 3 2

Rooms: 6
Property Type: Townhouse (Single)
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2021: \$1,460,000

Comparable Properties



27B Pine Way DONCASTER EAST 3109 (REI) Agent Comments

4 3 2

Price: \$1,468,000
Method: Auction Sale
Date: 24/07/2021
Property Type: Townhouse (Res)



15a Pine Way DONCASTER EAST 3109 (REI/VG) Agent Comments

3 2 2

Price: \$1,315,000
Method: Sold Before Auction
Date: 29/04/2021
Property Type: Townhouse (Res)
Land Size: 382 sqm approx



2/23 Pine Way DONCASTER EAST 3109 (REI) Agent Comments

4 3 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 14/07/2021
Property Type: Townhouse (Res)

Account - The One Real Estate (AU) | P: 03 7007 5707