

# 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

17 Pine Way, 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)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/01/2023 to 31/12/2023 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	53 Andersons Creek Rd DONCASTER EAST 3109	\$2,088,000	21/11/2023
2	43A Elizabeth St DONCASTER EAST 3109	\$1,950,000	18/11/2023
3	9a Lionel St DONCASTER EAST 3109	\$1,818,000	09/12/2023

**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:

02/04/2024 16:33

17 Pine Way, Doncaster East Vic 3109

**Jellis  
Craig**

Nicole Qiu

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**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

Year ending December 2023: \$1,650,000



 4  3  2

**Property Type:** Townhouse

**Land Size:** 417 sqm approx

Agent Comments

## Comparable Properties



**53 Andersons Creek Rd DONCASTER EAST  
3109 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$2,088,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 394 sqm approx



**43A Elizabeth St DONCASTER EAST 3109  
(REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 367 sqm approx



**9a Lionel St DONCASTER EAST 3109 (REI/VG)** Agent Comments

 4  3  2

**Price:** \$1,818,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 363 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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