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	23a Pine Way, Doncaster East Vic 3109
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,650,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	126a Beverley St DONCASTER EAST 3109	\$1,400,000	19/11/2023
2	1/6 Champion St DONCASTER EAST 3109	\$1,380,000	05/02/2024
3	3/19 Ascot St DONCASTER EAST 3109	\$1,300,000	10/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/03/2024 11:42





Oliver Hu 8841 4888 0450 097 376 oliverhu@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price**

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

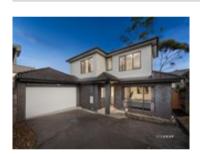


Property Type: House

Land Size: 303 sqm approx

Agent Comments

Comparable Properties



126a Beverley St DONCASTER EAST 3109

(REI/VG)

Price: \$1,400,000 Method: Auction Sale Date: 19/11/2023

Property Type: Townhouse (Res) Land Size: 448 sqm approx

Agent Comments



1/6 Champion St DONCASTER EAST 3109

(REI)



Price: \$1,380,000 Method: Private Sale Date: 05/02/2024

Property Type: Townhouse (Single) Land Size: 218 sqm approx

Agent Comments

Agent Comments



3/19 Ascot St DONCASTER EAST 3109 (REI)

Price: \$1,300,000 Method: Auction Sale Date: 10/02/2024

Property Type: Townhouse (Res)

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



