Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 24 The Pines Outlook, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,700,000 & \$1,790,000

Median sale price

Median price	\$1,705,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2023	to	30/06/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	31 Tidcombe Cr DONCASTER EAST 3109	\$1,888,000	03/06/2023
2	7 Savernake Ct DONCASTER EAST 3109	\$1,721,000	13/05/2023
3	12 Clendon Ct TEMPLESTOWE 3106	\$1,665,000	06/05/2023

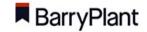
OR

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:	27/09/2023 10:36



Date of sale



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,700,000 - \$1,790,000 Median House Price June quarter 2023: \$1,705,000



Property Type: House

Land Size: 678 sqm approx

Agent Comments

Comparable Properties



31 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)

KEI/VG)

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Price: \$1,888,000 Method: Auction Sale Date: 03/06/2023 Property Type: House Land Size: 734 sqm approx **Agent Comments**



7 Savernake Ct DONCASTER EAST 3109

(REI/VG)

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Price: \$1,721,000 **Method:** Auction Sale **Date:** 13/05/2023

Property Type: House (Res) **Land Size:** 824 sqm approx

Agent Comments

Agent Comments



12 Clendon Ct TEMPLESTOWE 3106 (REI/VG)

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Price: \$1,665,000 **Method:** Auction Sale **Date:** 06/05/2023

Property Type: House (Res)
Land Size: 430 sqm approx

Account - Barry Plant | P: 03 9842 8888



