

# 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 24 The Pines Outlook, 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 \$1,700,000 & \$1,790,000

### Median sale price

Median price \$1,705,000 Property 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	Price	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.~~

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**Indicative Selling Price**

\$1,700,000 - \$1,790,000

**Median House Price**

June quarter 2023: \$1,705,000



4   2   2

**Property Type:** House

**Land Size:** 678 sqm approx

Agent Comments

## Comparable Properties



**31 Tidcombe Cr DONCASTER EAST 3109**  
(REI/VG)

Agent Comments

4   3   2

**Price:** \$1,888,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House

**Land Size:** 734 sqm approx



**7 Savernake Ct DONCASTER EAST 3109**  
(REI/VG)

Agent Comments

5   3   2

**Price:** \$1,721,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)

**Land Size:** 824 sqm approx



**12 Clendon Ct TEMPLESTOWE 3106** (REI/VG)

Agent Comments

5   3   2

**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