

# 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 30 Dianne Street, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,575,500 Property Type House Suburb Doncaster East

Period - From 01/07/2022 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	29 Pine Way DONCASTER EAST 3109	\$1,448,000	08/05/2023
2	3 Grevillea Rd DONCASTER EAST 3109	\$1,390,000	24/07/2023
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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: 13/09/2023 11:23



**Property Type:** House

**Land Size:** 652 sqm approx

**Agent Comments**

## Comparable Properties



**29 Pine Way DONCASTER EAST 3109 (REI/VG)** **Agent Comments**



**Price:** \$1,448,000

**Method:** Sold Before Auction

**Date:** 08/05/2023

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



**3 Grevillea Rd DONCASTER EAST 3109 (REI)** **Agent Comments**



**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 24/07/2023

**Property Type:** House

**Land Size:** 725 sqm approx

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.