

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 4 Pine Hill Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 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	6 Happy Valley Ct DONCASTER EAST 3109	\$1,560,000	17/02/2024
2	65 Pine Hill Dr DONCASTER EAST 3109	\$1,530,000	05/02/2024
3	2 Jefferson Gr DONCASTER EAST 3109	\$1,383,000	26/08/2023

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: 26/02/2024 13:55



 4  2  2

Property Type: House (Res)

Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2023: \$1,615,400

Comparable Properties



6 Happy Valley Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,560,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 900 sqm approx



65 Pine Hill Dr DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,530,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 827 sqm approx



2 Jefferson Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,383,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 779 sqm approx

Account - Barry Plant | P: 03 9842 8888