

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 65 Pine Hill Drive, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Doncaster East (3109)

Period - From 03/10/2022 to 02/10/2023 Source Realestate

Comparable property sales

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
58 LANDSCAPE DRIVE, DONCASTER EAST VIC 3109	\$1,700,000	10/08/2023
2 HAMPTON CLOSE, TEMPLESTOWE VIC 3106	\$1,608,000	19/08/2023
15 DEVLAW DRIVE, DONCASTER EAST VIC 3109	\$1,600,000	20/06/2023

This Statement of Information was prepared on: 02/10/2023