# 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

#### 8 PINE WAY DONCASTER EAST VIC 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$2,450,000	<del>or range</del> <del>between</del>	&	
Median sale price				
(*Delete house or unit as app	plicable)			

Median Price	\$1,630,000	Prop	Property type House		Suburb	Doncaster East	
Period-from	01 May 2023	to	30 Apr 2	2024	Source		Corelogic

#### 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 6 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	
31A TRISTANIA STREET DONCASTER EAST VIC 3109	\$2,700,000	26-Feb-24	
11 TUSANNE PLACE DONCASTER EAST VIC 3109	\$2,380,000	14-Feb-24	
2 DALKEITH COURT DONCASTER EAST VIC 3109	\$2,388,000	25-May-24	

#### 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 6 months.

This Statement of Information was prepared on: 31 May 2024



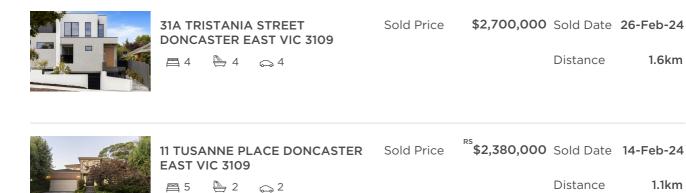
consumer.vic.gov.au



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Distance 1.1km

Distance

1.6km



	2 DALKEITH COURT DONCASTER EAST VIC 3109			Sold Price	<sup>RS</sup> \$2,388,000	Sold Date	25-May-24
	▤ 5	2 🍋	⇔ <sup>2</sup>			Distance	1.27km

**RS** = Recent sale UN = Undisclosed Sale

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