

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

48 Polaris Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,430,000

House

X

Unit

Suburb Doncaster East

Period - From 01/07/2017

to

30/09/2017

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	5 Buvelot Wynd DONCASTER EAST 3109	\$1,232,500	23/09/2017
2	33 Canopus Dr DONCASTER EAST 3109	\$1,210,000	20/05/2017
3	41 Highfield Rd DONCASTER EAST 3109	\$1,209,000	09/09/2017

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.~~



Rooms:

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



5 Buvelot Wynd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,232,500

Method: Auction Sale

Date: 23/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 615 sqm approx



33 Canopus Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 701 sqm approx



41 Highfield Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,209,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: House (Res)