

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

27 Polaris Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Doncaster East

Period - From 01/10/2020 to 31/12/2020 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	15 Chiltern Ct DONCASTER EAST 3109	\$1,240,000	11/11/2020
2	6 Friars Ct DONCASTER EAST 3109	\$1,180,000	19/02/2021
3	2 Buvelot Wynd DONCASTER EAST 3109	\$1,170,000	26/11/2020

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:

15/03/2021 13:11



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 652 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 December quarter 2020: \$1,310,000

Comparable Properties



15 Chiltern Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Private Sale
Date: 11/11/2020
Property Type: House
Land Size: 742 sqm approx



6 Friars Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,180,000
Method: Private Sale
Date: 19/02/2021
Property Type: House
Land Size: 665 sqm approx



2 Buvelot Wynd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,170,000
Method: Private Sale
Date: 26/11/2020
Rooms: 9
Property Type: House
Land Size: 606 sqm approx