

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offe	red for	sale								
Including sub	Address ourb and ostcode	72 Polaris Drive Doncaster East								
Indicative selling price										
For the meaning	of this pr	ice see c	onsur	ner.vic.gov.au	ı/und	derquotin	g (*Delete	single pric	e or range as applicable)	
Single price		\$1,095,000								
Median sale price										
Median price	\$1,310,0	000		Property t	уре	House		Suburb	Doncaster	
Period - From	Oct 20		ю [	Dec 20		Source	REIV			

#### **Comparable property sales**

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
23 Thomas Street, Doncaster East	\$ 1,198,000	19-12-20
6 Saturn Terrace, Doncaster East	\$ 1,135,000	28-11-20
3. 5 Carisbrook Court, Doncaster East	\$ 1,165,000	2-12-20

This Statement of Information was prepared on	18/03/2021
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# **Comparable properties**



## \$1,198,000

23 Thomas Street, Doncaster East

**DATE:** 19-12-20

**PROPERTY TYPE:** House

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646sqm



## \$1,135,000

6 Saturn Terrace, Doncaster East, , Victoria

**DATE:** 28-11-20

PROPERTY TYPE: xx

2

7 2

652sqm



### \$1,165,000

5 Carisbrook Court, Doncaster East, Victoria

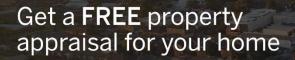
**DATE:** 2-12-20

PROPERTY TYPE: xx

2

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658 sqm



APPRAISE MY PROPERTY →

# **Our Difference**



