

# 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

36 Polaris Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$921,500 Property Type Unit Suburb Doncaster East

Period - From 01/04/2021 to 30/06/2021 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	1/12 Greendale Rd DONCASTER EAST 3109	\$1,300,000	10/07/2021
2	15a Pine Way DONCASTER EAST 3109	\$1,315,000	29/04/2021
3			

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: 23/07/2021 16:07



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**Property Type:** Townhouse (Res)

**Land Size:** 316 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

June quarter 2021: \$921,500

## Comparable Properties



**1/12 Greendale Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 3  3  2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** Townhouse (Res)



**15a Pine Way DONCASTER EAST 3109 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,315,000

**Method:** Sold Before Auction

**Date:** 29/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 382 sqm approx

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.