

# 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

36a 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 \$889,750

Property Type Unit

Suburb Doncaster East

Period - From 01/01/2020

to

31/03/2020

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	9a Turnstone St DONCASTER EAST 3109	\$1,350,250	18/03/2020
2	65 Woodhouse Rd DONVALE 3111	\$1,340,000	06/01/2020
3	7 Sell St DONCASTER EAST 3109	\$1,303,000	21/11/2019

**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:

15/05/2020 13:18



 4  2  2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

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

**Median Unit Price**

March quarter 2020: \$889,750

## Comparable Properties



**9a Turnstone St DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,350,250

**Method:** Private Sale

**Date:** 18/03/2020

**Property Type:** Townhouse (Single)



**65 Woodhouse Rd DONVALE 3111 (REI/VG)** **Agent Comments**

 5  3  2

**Price:** \$1,340,000

**Method:** Private Sale

**Date:** 06/01/2020

**Property Type:** Townhouse (Single)



**7 Sell St DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 4  3  2

**Price:** \$1,303,000

**Method:** Sold Before Auction

**Date:** 21/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 225 sqm approx