Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

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

Median sale price

Median price	\$889,750	Pro	perty Type Un	it		Suburb	Doncaster East
Period - From	01/01/2020	to	31/03/2020	So	urce	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

,	and the companion property		Date of care
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

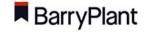
OR

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



Date of sale







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

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Price: \$1,350,250 **Method:** Private Sale **Date:** 18/03/2020

Property Type: Townhouse (Single)



65 Woodhouse Rd DONVALE 3111 (REI/VG)

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Price: \$1,340,000 **Method:** Private Sale **Date:** 06/01/2020

Property Type: Townhouse (Single)

Agent Comments



7 Sell St DONCASTER EAST 3109 (REI/VG)

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Price: \$1,303,000

Method: Sold Before Auction

Date: 21/11/2019

Property Type: Townhouse (Res) **Land Size:** 225 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



