

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 91 Polaris Drive, Doncaster East Vic 3109

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,295,000 House X Unit Suburb Doncaster East

Period - From 01/01/2018 to 31/12/2018 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	2 Parkville Pl DONVALE 3111	\$1,139,000	24/12/2018
2	61 Woodhouse Rd DONVALE 3111	\$1,125,000	15/08/2018
3	18 Carbine St DONVALE 3111	\$1,100,000	14/08/2018

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.



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 Year ending December 2018: \$1,295,000

Comparable Properties



2 Parkville PI DONVALE 3111 (REI)

Agent Comments

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Price: \$1,139,000
Method: Private Sale
Date: 24/12/2018
Rooms: -
Property Type: House
Land Size: 788 sqm approx



61 Woodhouse Rd DONVALE 3111 (REI/VG)

Agent Comments

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Price: \$1,125,000
Method: Private Sale
Date: 15/08/2018
Rooms: -
Property Type: House



18 Carbine St DONVALE 3111 (REI/VG)

Agent Comments

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Price: \$1,100,000
Method: Private Sale
Date: 14/08/2018
Rooms: -
Property Type: House
Land Size: 800 sqm approx