

#### 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	91 Polaris Drive, Doncaster East Vic 3109
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,100,000	&	\$1,210,000
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#### Median sale price

Median price	\$1,295,000	Hou	ıse X	Unit			Suburb	Doncaster East
Period - From	01/01/2018	to	31/12/2018		Source	REIV		

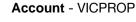
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	2 Parkville PI 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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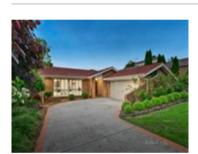


Rooms:

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)







Price: \$1,139,000 Method: Private Sale Date: 24/12/2018

Rooms: -

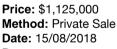
Property Type: House Land Size: 788 sqm approx **Agent Comments** 







**Agent Comments** 



Rooms: -

Property Type: House



18 Carbine St DONVALE 3111 (REI/VG)





Price: \$1,100,000 Method: Private Sale Date: 14/08/2018

Rooms: -

Property Type: House Land Size: 800 sqm approx **Agent Comments** 

**Account - VICPROP** 





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