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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	85 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	\$1,260,000	&	\$1,386,000

#### Median sale price

Median price	\$1,441,000	Hou	ise X	Unit		Sı	uburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017		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

1	74 Pine Hill Dr DONCASTER EAST 3109	\$1,354,000	28/03/2017
2	9 Bayles Ct DONVALE 3111	\$1,310,000	08/04/2017
3	48 Newlands Cr DONCASTER EAST 3109	\$1,302,000	05/08/2017

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.

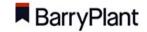
**Account** - Barry Plant | P: 03 9842 8888





Date of sale

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**Indicative Selling Price** \$1,260,000 - \$1,386,000 **Median House Price** June quarter 2017: \$1,441,000





Rooms:

Property Type: House Land Size: 864 sqm approx

**Agent Comments** 

# Comparable Properties



74 Pine Hill Dr DONCASTER EAST 3109 (REI)

Price: \$1,354,000 Method: Auction Sale Date: 28/03/2017

Rooms: -

Property Type: House (Res) Land Size: 773 sqm approx



9 Bayles Ct DONVALE 3111 (REI)





Price: \$1,310,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: House (Res) Land Size: 787 sqm approx

Agent Comments

**Agent Comments** 



48 Newlands Cr DONCASTER EAST 3109 (REI) Agent Comments





Price: \$1,302,000 Method: Auction Sale Date: 05/08/2017 Rooms: 10

Property Type: House (Res) Land Size: 811 sqm approx

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