

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

85 Polaris Drive, Doncaster East Vic 3109

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

House

X

Unit

Suburb

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	Date of sale
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.

Mark Di Giulio
9842 8888
0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,260,000 - \$1,386,000

Median House Price

June quarter 2017: \$1,441,000



 4  2  2

Rooms:

Property Type: House

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



74 Pine Hill Dr DONCASTER EAST 3109 (REI) Agent Comments

 4  2  2

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) Agent Comments

 4  2  2

Price: \$1,310,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 787 sqm approx



48 Newlands Cr DONCASTER EAST 3109 (REI) Agent Comments

 4  2  2

Price: \$1,302,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 10

Property Type: House (Res)

Land Size: 811 sqm approx