## 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	40 Polaris Drive, Doncaster East Vic 3109

#### Indicative selling price

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

Range between \$1	1,350,000	&	\$1,450,000

#### Median sale price

Median price	\$1,231,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2019	to	30/06/2020		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

Add	dress of comparable property	Price	Date of sale
1	1 Olron Rise DONCASTER EAST 3109	\$1,328,800	01/04/2020
2	14 Landscape Dr DONCASTER EAST 3109	\$1,393,000	15/02/2020
3	11 Trevinden Cl TEMPLESTOWE 3106	\$1,490,000	08/07/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/07/2020 11:16





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**Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median House Price** Year ending June 2020: \$1,231,000



Property Type: House Land Size: 695 sqm approx **Agent Comments** 

# Comparable Properties



1 Olron Rise DONCASTER EAST 3109 (REI/VG)

Price: \$1,328,800 Method: Private Sale Date: 01/04/2020 Property Type: House Land Size: 650 sqm approx

14 Landscape Dr DONCASTER EAST 3109

(REI/VG)



Price: \$1,393,000 Method: Auction Sale Date: 15/02/2020 Rooms: 11

Property Type: House (Res) Land Size: 655 sqm approx





Price: \$1,490,000

Method: Sold Before Auction

Date: 08/07/2020

Property Type: House (Res) Land Size: 660 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

Agent Comments

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