

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

Median sale price

Median price \$1,231,000 Property 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	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 comparable properties 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



Property Type: House

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



**1 Olron Rise DONCASTER EAST 3109
(REI/VG)**

Agent Comments



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)**

Agent Comments



Price: \$1,393,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 11

Property Type: House (Res)

Land Size: 655 sqm approx



11 Trevinden Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,490,000

Method: Sold Before Auction

Date: 08/07/2020

Property Type: House (Res)

Land Size: 660 sqm approx