

# 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 19 Argus Crescent, Doncaster East, VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Doncaster East (3109)

Period - From 02/09/2019 to 02/09/2020 Source Realestate

### Comparable property sales

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
19 POLARIS DRIVE, DONCASTER EAST VIC 3109	\$1,230,000	14/08/2020
93 CANOPUS DRIVE, DONCASTER EAST VIC 3109	\$1,190,000	05/08/2020
43 BELLEVUE AVENUE, DONCASTER EAST VIC 3109	\$1,195,000	05/06/2020

This Statement of Information was prepared on: 02/10/2020