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	128 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

Median sale price

Median price	\$1,650,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	20/02/2023	to	19/02/2024	s	ource	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	19 Buvelot Wynd DONCASTER EAST 3109	\$1,880,000	21/10/2023
2	6 Drysdale PI DONCASTER EAST 3109	\$1,815,000	02/09/2023
3	100 Polaris Dr DONCASTER EAST 3109	\$1,752,800	01/02/2024

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:	20/02/2024 14:07







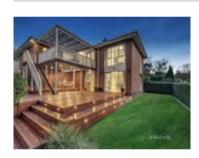




Property Type: House **Land Size:** 661 sqm approx Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price 20/02/2023 - 19/02/2024: \$1,650,000

Comparable Properties



19 Buvelot Wynd DONCASTER EAST 3109

(REI/VG)

- 2

6

6 2

Price: \$1,880,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (F

Property Type: House (Res) **Land Size:** 636 sqm approx

Agent Comments



6 Drysdale PI DONCASTER EAST 3109

(REI/VG)

4





Price: \$1,815,000 **Method:** Auction Sale **Date:** 02/09/2023

Property Type: House (Res) Land Size: 524 sqm approx

Agent Comments



100 Polaris Dr DONCASTER EAST 3109 (REI)

2

€ 2

Price: \$1,752,800
Method: Private Sale

Date: 01/02/2024 **Property Type:** House (Res) **Land Size:** 790 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



