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

18 Buvelot Wynd, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,750,000		&		\$1,850,000				
Median sale p	rice								
Median price	\$1,615,400	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	80 Polaris Dr DONCASTER EAST 3109	\$1,780,000	09/09/2023
2	100 Polaris Dr DONCASTER EAST 3109	\$1,752,800	01/02/2024
3	4 Buvelot Wynd DONCASTER EAST 3109	\$1,730,000	16/03/2024

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:

08/04/2024 16:49









Property Type: House Land Size: 670 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price December quarter 2023: \$1,615,400

Comparable Properties



80 Polaris Dr DONCASTER EAST 3109 (REI/VG)



Price: \$1,780,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 761 sqm approx

100 Polaris Dr DONCASTER EAST 3109 (REI) Agent Comments

Agent Comments

Agent Comments



Price: \$1,752,800 Method: Private Sale Date: 01/02/2024 Property Type: House (Res) Land Size: 790 sqm approx

4 Buvelot Wynd DONCASTER EAST 3109 (REI)



Price: \$1,730,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 612 sqm approx

Account - Barry Plant | P: (03) 9431 1243



propertydata

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