

# 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 80 Polaris Drive, 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,575,500 Property Type House Suburb Doncaster East

Period - From 01/07/2022 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

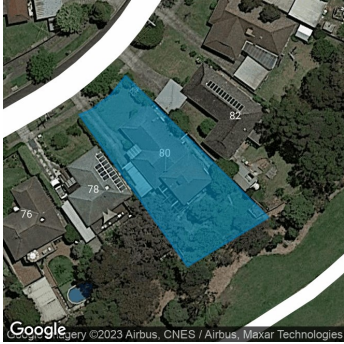
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Centaur Gr DONCASTER EAST 3109	\$1,585,000	04/03/2023
2	6 Catherine Av DONCASTER EAST 3109	\$1,500,000	25/02/2023
3	4 Snow Gum Rd DONCASTER EAST 3109	\$1,380,000	25/03/2023

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: 07/08/2023 15:01



**Property Type:** House (Res)

**Land Size:** 738 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending June 2023: \$1,575,500

## Comparable Properties



**13 Centaur Gr DONCASTER EAST 3109**  
(REI/VG)

Agent Comments



**Price:** \$1,585,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**6 Catherine Av DONCASTER EAST 3109 (VG)**

Agent Comments



**Price:** \$1,500,000

**Method:** Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 681 sqm approx



**4 Snow Gum Rd DONCASTER EAST 3109**  
(REI/VG)

Agent Comments



**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

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