Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 80 Polaris Drive, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,600,000				
Median sale price									
Median price	\$1,575,500	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/07/2022	to	30/06/2023		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	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)



Price: \$1,585,000 Method: Auction Sale Date: 04/03/2023 Property Type: House (Res) Land Size: 650 sqm approx Agent Comments

Agent Comments

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)



Price: \$1,380,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 652 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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