

Statement of information

Single residential property located in the Melbourne metropolitan area SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

32 Polaris Drive, Doncaster East VIC 3109

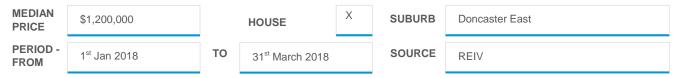
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

SINGLE PRICE

\$1,185,000

Median sale price



Comparable property sales

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
13 Lantana Street, Doncaster East	\$1,199,888	05.05.2018
34 McKenzie Street, Doncaster East	\$1,180,000	21.03.2018
38 Highfield Road, Doncaster East	\$1,180,000	20.02.2018

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Comparable properties





\$1,199,888

13 Lantana Street, Doncaster East, Victoria DATE: 05.05.2018 **PROPERTY TYPE:** House

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e 2	2 🖾	652 sqm ×

\$1,180,000

34 McKenzie Street, Doncaster East, Victoria DATE: 21.03.2018 PROPERTY TYPE: House

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	1		654 sqm



\$1,180,000

38 Highfield Road, Doncaster East, Victoria DATE: 20.02.2018 **PROPERTY TYPE:** House

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	2	团	645 sqm ×

Our Difference



Average of only 21 days on market



We pay your marketing fees

