

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

**MEDIAN
PRICE**

\$1,200,000

HOUSE

X

SUBURB

Doncaster East

**PERIOD -
FROM**

1st Jan 2018

TO

31st March 2018

SOURCE

REIV

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

 4
  3
 2
  652 sqm x



\$1,180,000

34 McKenzie Street, Doncaster East, Victoria

DATE: 21.03.2018

PROPERTY TYPE: House

 3
  2
 1
  654 sqm x



\$1,180,000

38 Highfield Road, Doncaster East, Victoria

DATE: 20.02.2018

PROPERTY TYPE: House

 4
  1
 2
  645 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee