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<br>Including suburb and postcode | 17 Phoenix Ct, Doncaster East Vic 3109 |

## Indicative selling price

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

Single price $1,520,000

## Median sale price

Median price $1,522,000 Property Type House Suburb Doncaster East

Period - From 01/07/2021 to 30/09/2021 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 | 3A Ireland Av DONCASTER EAST 3109 | $1,685,000 | 16/10/2021 |
| 2 | 27B Pine Way DONCASTER EAST 3109 | $1,468,000 | 24/07/2021 |
| 3 | 36 Polaris Dr DONCASTER EAST 3109 | $1,400,000 | 28/08/2021 |

**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: 04/12/2021 13:20

# 17 Phoenix Ct, Doncaster East Vic 3109

RT Edgar

Ante Xu
03 8888 2020
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4 3.5 2

**Property Type:** House
**Land Size:** 300 sqm approx

Agent Comments

**Indicative Selling Price**
$1,520,000
**Median House Price**
September quarter 2021: $1,522,000

## Comparable Properties



**3A Ireland Av DONCASTER EAST 3109 (REI)**

4 3 2

**Price:** $1,685,000
**Method:** Auction Sale
**Date:** 16/10/2021
**Property Type:** Townhouse (Res)
**Land Size:** 423 sqm approx

Agent Comments



**27B Pine Way DONCASTER EAST 3109 (REI/VG)**

4 3 2

**Price:** $1,468,000
**Method:** Auction Sale
**Date:** 24/07/2021
**Property Type:** Townhouse (Res)
**Land Size:** 283 sqm approx

Agent Comments



**36 Polaris Dr DONCASTER EAST 3109 (REI/VG)**

4 3 2

**Price:** $1,400,000
**Method:** Sold Before Auction
**Date:** 28/08/2021
**Property Type:** Townhouse (Res)
**Land Size:** 318 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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