

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	19 Canopus Drive Doncaster East, 3109
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Indicative selling price

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

Range between	\$1,400,000 & \$1,500,000
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Median sale price

Median price	\$1,678,800	Property Type	HOUSE	Suburb	DONCASTER EAST
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Period - From	28-Feb-2023	to	13-Jan-2024	Source	realestate.com.au
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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
1	10 Watling Terrace, Doncaster East, Vic 3109	\$1,460,000	24-Feb-2024
2	27 Hertford Road, Doncaster East, Vic 3109	\$1,550,000	21-Feb-2024
3	44 Belinda Crescent, Doncaster East, Vic 3109	\$1,470,000	08-Feb-2024

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