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 81 Canopus Drive, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,450,000		&		\$1,550,000					
Median sale p	rice									
Median price	\$1,620,000	Pro	operty Type	Hou	ISE		Suburb	Doncaster East		
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	36 Canopus Dr DONCASTER EAST 3109	\$1,460,000	23/03/2024
2	10 Watling Tce DONCASTER EAST 3109	\$1,460,000	24/02/2024
3	39 Polaris Dr DONCASTER EAST 3109	\$1,315,000	14/12/2023

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:

01/05/2024 12:39









Property Type: House **Land Size:** 654 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price March quarter 2024: \$1,620,000

Comparable Properties



36 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,460,000 Method: Auction Sale Date: 23/03/2024 Property Type: House Land Size: 653 sqm approx



10 Watling Tce DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,460,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 686 sqm approx



39 Polaris Dr DONCASTER EAST 3109 (REI/VG)



Price: \$1,315,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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Agent Comments