

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 Including suburb and postcode 81 Canopus Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Doncaster East

Period - From 01/01/2024 to 31/03/2024 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	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)

Agent Comments



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

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