

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 84 Canopus Drive, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,350,000

Median sale price

Median price \$1,650,000 Property type Townhouse Suburb Doncaster East

Period - From July 2023 to Sept 2023 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 |
|--|--------------|--------------|
| 1. 2/1071 Doncaster Road, Doncaster East | \$ 1,315,000 | 14/10/2023 |
| 2. 26 Devlaw Drive, Doncaster East | \$ 1,310,000 | 7/10/2023 |
| 3. 1/30 Roger Street, Doncaster East | \$ 1,230,000 | 8/09/2023 |

This Statement of Information was prepared on: 15/11/2023

Comparable properties



\$ 1,315,000

2/1071 Doncaster Road, Doncaster East, Victoria

DATE: 14/10/2023

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



\$ 1,310,000

26 Devlaw Drive, Doncaster East, Victoria

DATE: 7/10/2023

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



\$ 1,230,000

1/30 Roger Street, Doncaster East, Victoria

DATE: 8/09/2023

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm x

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