

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

41 Canopus Drive, Doncaster East

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

\$ 1,450,000

Median sale priceMedian price

\$1,520,000

Property type

House

Suburb

Doncaster East

Period - From

April 2022

to

June 2022

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 49 Saxonwood Drive, Doncaster East | \$ 1,400,000 | 11/08/2022 |
| 2 10 Gainsborough Street, Doncaster East | \$ 1,430,000 | 6/08/2022 |
| 3 62 Canopus Drive, Doncaster East | \$ 1,488,000 | 19/08/2022 |

This Statement of Information was prepared on:

28/09/2022

Comparable properties



\$1,400,000

49 Saxonwood Drive, Doncaster East, Victoria

DATE: 11/08/2022

PROPERTY TYPE: HOUSE



4



2



1



679 sqm



\$1,430,000

10 Gainsborough Street, Doncaster East, Victoria

DATE: 6/08/2022

PROPERTY TYPE: HOUSE



3



1



2



642 sqm



\$1,488,000

62 Canopus Drive, Doncaster East, Victoria

DATE: 19/08/2022

PROPERTY TYPE: HOUSE



4



2



2



652 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee