

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

21 Capricorn Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,227,000

Property Type House

Suburb Doncaster East

Period - From 30/04/2019

to

29/04/2020

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	61 Saxonwood Dr DONCASTER EAST 3109	\$1,330,000	16/11/2019
2	1 Olron Rise DONCASTER EAST 3109	\$1,328,800	01/04/2020
3	56 Canopus Dr DONCASTER EAST 3109	\$1,322,000	22/02/2020

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:

30/04/2020 10:51



 3  2 

Property Type: House (Res)
Land Size: 647.235 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
30/04/2019 - 29/04/2020: \$1,227,000

Comparable Properties



61 Saxonwood Dr DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,330,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 646 sqm approx



1 Olron Rise DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,328,800
Method: Private Sale
Date: 01/04/2020
Property Type: House
Land Size: 650 sqm approx



56 Canopus Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,322,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 7
Property Type: House (Res)