

## 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

2 RETFORD COURT DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Doncaster East

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

9 CANOPUS DRIVE DONCASTER EAST VIC 3109	\$1,408,000	06-Aug-24
81 CANOPUS DRIVE DONCASTER EAST VIC 3109	\$1,500,000	16-May-24
34 KIEWA STREET DONCASTER VIC 3108	\$1,410,000	13-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 05 September 2024

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**9 CANOPUS DRIVE DONCASTER  
EAST VIC 3109**

 4  2  2

Sold Price <sup>RS</sup> **\$1,408,000** Sold Date **06-Aug-24**

Distance **0.58km**



**81 CANOPUS DRIVE DONCASTER  
EAST VIC 3109**

 4  2  2

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **16-May-24**

Distance **1.24km**



**34 KIEWA STREET DONCASTER  
VIC 3108**

 3  1  1

Sold Price **\$1,410,000** Sold Date **13-Apr-24**

Distance **1.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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