

# 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

73 Canopus Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2020

to

31/12/2020

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	4 Anita Ct DONCASTER EAST 3109	\$1,185,000	27/09/2020
2	2 Buvelot Wynd DONCASTER EAST 3109	\$1,170,000	26/11/2020
3	19 Argus Cr DONCASTER EAST 3109	\$1,155,000	22/10/2020

**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:

24/02/2021 14:25



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 657 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2020: \$1,310,000

## Comparable Properties

### 4 Anita Ct DONCASTER EAST 3109 (VG)

[Agent Comments](#)



**Price:** \$1,185,000  
**Method:** Sale  
**Date:** 27/09/2020  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



### 2 Buvelot Wynd DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)



**Price:** \$1,170,000  
**Method:** Private Sale  
**Date:** 26/11/2020  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 606 sqm approx

### 19 Argus Cr DONCASTER EAST 3109 (VG)

[Agent Comments](#)



**Price:** \$1,155,000  
**Method:** Sale  
**Date:** 22/10/2020  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx