

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	19 Canopus Drive Doncaster East, 3109
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### Indicative selling price

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

Range between	\$1,430,000 & \$1,530,000
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### Median sale price

Median price	\$1,678,800	Property Type	HOUSE	Suburb	DONCASTER EAST
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Period - From	28-Feb-2023	to	13-Jan-2024	Source	realestate.com.au
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### 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	44 Belinda Crescent, Doncaster East, Vic 3109	\$1,470,000	08-Feb-2024
2	27 Hertford Road, Doncaster East, Vic 3109	\$1,550,000	21-Feb-2024
3	6 Happy Valley Court, Doncaster East, Vic 3109	\$1,560,000	17-Feb-2024

This statement of information was prepared on 08-Mar-2024 at 9:30:21 PM EST