

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

2/5 Anembo Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,188,000

Median sale price

Median price

\$707,500

House

Unit

X

Suburb

Doncaster

Period - From

01/04/2019

to

30/06/2019

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 | 2/38 Cantala Dr DONCASTER 3108 | \$1,205,000 | 08/06/2019 |
| 2 | 1/5 Elm Tree Rd DONCASTER 3108 | \$1,200,000 | 16/05/2019 |
| 3 | 7 Homebush Ct DONCASTER EAST 3109 | \$1,180,000 | 27/06/2019 |

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.



4 3 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

2/38 Cantala Dr DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$1,205,000

Method: Sale

Date: 08/06/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 288 sqm approx



1/5 Elm Tree Rd DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,200,000

Method: Private Sale

Date: 16/05/2019

Rooms: -

Property Type: Townhouse (Res)



7 Homebush Ct DONCASTER EAST 3109 (REI) Agent Comments

3 3 2

Price: \$1,180,000

Method: Private Sale

Date: 27/06/2019

Rooms: -

Property Type: House