

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

1/5 ANEMBO COURT DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2022

to

31 Oct 2023

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

32 MITCHELL STREET DONCASTER EAST VIC 3109	\$1,200,000	08-Jul-23
5 JJ TULLY DRIVE DONCASTER VIC 3108	\$1,250,000	15-Jun-23

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: 21 November 2023



32 MITCHELL STREET DONCASTER Sold Price **\$1,200,000** Sold Date **08-Jul-23**
EAST VIC 3109

 4  3  2

Distance **1.05km**



5 JJ TULLY DRIVE DONCASTER Sold Price **\$1,250,000** Sold Date **15-Jun-23**
VIC 3108

 4  3  2

Distance **0.72km**

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

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