

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

33 Anthony Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Doncaster

Period - From 01/01/2021 to 31/03/2021 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	18 Koolkuna Av DONCASTER 3108	\$1,382,000	10/04/2021
2	121 High St DONCASTER 3108	\$1,340,000	12/12/2020
3			

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: 17/05/2021 14:03



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Property Type: House
Land Size: 869 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2021: \$1,420,000

Comparable Properties



18 Koolkuna Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,382,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 867 sqm approx



121 High St DONCASTER 3108 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,340,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 1068 sqm approx

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.