

## 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

3 ANITA COURT DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

\$1,698,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,615,000

Property type

House

Suburb

Doncaster East

Period-from

01 Nov 2023

to

31 Oct 2024

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

83 BEVERLEY STREET DONCASTER EAST VIC 3109	\$1,690,000	10-Aug-24
8 CANOPUS DRIVE DONCASTER EAST VIC 3109	\$1,700,000	14-Sep-24
20 KENNON STREET DONCASTER EAST VIC 3109	\$1,716,000	12-Oct-24

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.~~

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Anthony Molinaro  
P 0398942044  
M 0411061796  
E anthony.molinaro@obre.com.au



**83 BEVERLEY STREET  
DONCASTER EAST VIC 3109**

 3  1  2

Sold Price **\$1,690,000** Sold Date **10-Aug-24**

Distance **0.54km**



**8 CANOPUS DRIVE DONCASTER  
EAST VIC 3109**

 3  2  2

Sold Price **\$1,700,000** Sold Date **14-Sep-24**

Distance **0.96km**



**20 KENNON STREET DONCASTER  
EAST VIC 3109**

 4  2  2

Sold Price <sup>RS</sup> **\$1,716,000** Sold Date **12-Oct-24**

Distance **1.14km**

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

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