## **McGrath**

James Moss 03 9877 1277 0418 333 676 jamesmoss@mcgrath.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	2/5 Anembo Court, Doncaster Vic 3108
Including suburb and postcode	

### Indicative selling price

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

Range between \$1,0	050,000	&	\$1,150,000
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#### Median sale price

Median price	\$592,500	Hou	se	Unit	х	\$	Suburb	Doncaster
Period - From	01/04/2018	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	16 Highview Dr DONCASTER 3108	\$1,168,000	06/07/2019
2	2/1 Vicki Ct DONCASTER EAST 3109	\$1,100,000	02/04/2019
3	12 Phar Lap Dr DONCASTER 3108	\$1,090,000	01/06/2019

#### 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.

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## **McGrath**

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**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median Unit Price** Year ending March 2019: \$592,500





## Comparable Properties



16 Highview Dr DONCASTER 3108 (REI)





Price: \$1,168,000 Method: Auction Sale Date: 06/07/2019 Rooms: -

Property Type: House

**Agent Comments** 

2/1 Vicki Ct DONCASTER EAST 3109 (VG)

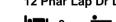


Price: \$1,100,000 Method: Sale Date: 02/04/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments







Agent Comments

Price: \$1,090,000 Method: Auction Sale Date: 01/06/2019

Property Type: Townhouse (Res) Land Size: 279 sqm approx

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