

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$592,500 House Unit X 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.

	Address 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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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending March 2019: \$592,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



16 Highview Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,168,000

Method: Auction Sale

Date: 06/07/2019

Rooms: -

Property Type: House

2/1 Vicki Ct DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 02/04/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



12 Phar Lap Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 279 sqm approx