

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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2022

to

30 Sep 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

5 JJ TULLY DRIVE DONCASTER VIC 3108	\$1,250,000	15-Jun-23
1/36 RODERICK STREET DONCASTER EAST VIC 3109	\$1,213,140	06-May-23
32 MITCHELL STREET DONCASTER EAST VIC 3109	\$1,200,000	08-Jul-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: 31 October 2023

**5 JJ TULLY DRIVE DONCASTER
VIC 3108**

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Sold Price **\$1,250,000** Sold Date **15-Jun-23**Distance **0.72km****1/36 RODERICK STREET
DONCASTER EAST VIC 3109**

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Sold Price **\$1,213,140** Sold Date **06-May-23**Distance **1.59km****32 MITCHELL STREET DONCASTER
EAST VIC 3109**

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Sold Price **\$1,200,000** Sold Date **08-Jul-23**Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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