

# 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 Anton Court, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,604,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	52 Thiele St DONCASTER 3108	\$2,430,000	30/08/2023
2	8 Maverick CI DONCASTER 3108	\$2,030,000	18/11/2023
3	12 Robyn St DONCASTER 3108	\$1,905,000	25/11/2023

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: 15/01/2024 12:29



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**Property Type:** House  
**Land Size:** 848 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
September quarter 2023: \$1,604,000

## Comparable Properties



**52 Thiele St DONCASTER 3108 (VG)**

**Agent Comments**

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**Price:** \$2,430,000  
**Method:** Sale  
**Date:** 30/08/2023  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx



**8 Maverick Ct DONCASTER 3108 (REI)**

**Agent Comments**

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**Price:** \$2,030,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 745 sqm approx



**12 Robyn St DONCASTER 3108 (REI)**

**Agent Comments**

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**Price:** \$1,905,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx

**Account - Barry Plant | P: 03 9842 8888**