Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 Anton Court, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,604,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress 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









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)



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

Agent Comments

Agent Comments



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

- 5



12 Robyn St DONCASTER 3108 (REI)

8 Maverick CI DONCASTER 3108 (REI)

3

6 2



2

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



propertydata

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