

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

16/97 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Single price

\$649,999

Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2022

to

31/12/2022

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	24/33 Queens Av DONCASTER 3108	\$620,000	06/11/2022
2	18/33 Queens Av DONCASTER 3108	\$565,000	23/12/2022
3	117/8 Hepburn Rd DONCASTER 3108	\$512,300	12/10/2022

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:

13/02/2023 14:17



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$649,999

Median Unit Price

December quarter 2022: \$710,000

Comparable Properties



24/33 Queens Av DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000

Method: Private Sale

Date: 06/11/2022

Property Type: Apartment



18/33 Queens Av DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$565,000

Method: Private Sale

Date: 23/12/2022

Property Type: Apartment



117/8 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$512,300

Method: Private Sale

Date: 12/10/2022

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888