

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$624,000

House

Unit

X

Suburb Doncaster

Period - From 01/04/2017

to

31/03/2018

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	608/5 Sovereign Point Ct DONCASTER 3108	\$610,000	23/05/2018
2	617/632-640 Doncaster Rd DONCASTER 3108	\$600,000	25/05/2018
3	G13/8 Berkeley St DONCASTER 3108	\$565,000	12/04/2018

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.

16/97 Whittens Lane, Doncaster Vic 3108



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending March 2018: \$624,000

Comparable Properties



608/5 Sovereign Point Ct DONCASTER 3108 (REI) **Agent Comments**



Price: \$610,000
Method: Private Sale
Date: 23/05/2018
Rooms: -
Property Type: Apartment



617/632-640 Doncaster Rd DONCASTER 3108 (REI/VG) **Agent Comments**



Price: \$600,000
Method: Private Sale
Date: 25/05/2018
Rooms: 3
Property Type: Apartment



G13/8 Berkeley St DONCASTER 3108 (REI) **Agent Comments**



Price: \$565,000
Method: Private Sale
Date: 12/04/2018
Rooms: 4
Property Type: Apartment