

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

64 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 13/02/2022

to

12/02/2023

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	7 Morrison Cr DONCASTER 3108	\$1,400,000	22/09/2022
2	6 Diosma Ct DONCASTER 3108	\$1,390,000	19/08/2022
3	36 Outlook Dr DONCASTER 3108	\$1,355,000	09/10/2022

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 12:58

64 Whittens Lane, Doncaster Vic 3108



4 2 4

Property Type: House
Land Size: 846 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
13/02/2022 - 12/02/2023: \$1,500,000

Comparable Properties



7 Morrison Cr DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$1,400,000
Method: Sale
Date: 22/09/2022
Property Type: House (Res)
Land Size: 380 sqm approx



6 Diosma Ct DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,390,000
Method: Private Sale
Date: 19/08/2022
Property Type: House
Land Size: 786 sqm approx



36 Outlook Dr DONCASTER 3108 (REI)

Agent Comments

3 1 3

Price: \$1,355,000
Method: Private Sale
Date: 09/10/2022
Property Type: House
Land Size: 723 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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