

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 18/107 Whittens Lane, Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$379,000

Median sale price

Median price \$675,000

Property type Apartment

Suburb Doncaster

Period - From 01/10/2019

to

31/12/2019

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. 32/765-767 Doncaster Road, Doncaster	\$385,000	19/09/2019
2. 611/91-93 Tram Road, Doncaster 3108	\$391,500	08/10/2019
3. 202/88 Tram Road, Doncaster 3108	\$375,000	17/01/2020

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: 12/03/2020

Comparable properties



\$385,000

32/765-767 Doncaster Road, Doncaster, Victoria

DATE: 19/09/2019

PROPERTY TYPE: Apartment



\$391,500

611/91-93 Tram Road, Doncaster 3108, Victoria

DATE: 08/10/2019

PROPERTY TYPE: Apartment



\$375,000

202/88 Tram Road, Doncaster 3108, Victoria

DATE: 17/01/2020

PROPERTY TYPE: Apartment



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21 days on market



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