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 6-97 Whittens Lane, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$390,000		&		\$429,000			
Median sale p	rice							
Median price	\$885,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/10/2020	to	31/12/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	1/11 Goodson St DONCASTER 3108	\$418,000	24/12/2020
2	123/65 Stables Cirt DONCASTER 3108	\$390,000	22/12/2020
3	13/872-874 Doncaster Rd DONCASTER EAST 3109	\$380,000	13/10/2020

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:

01/03/2021 16:24





Harry Fares

TRAM POLO © Map Ner © OpenStreet Map Contributors



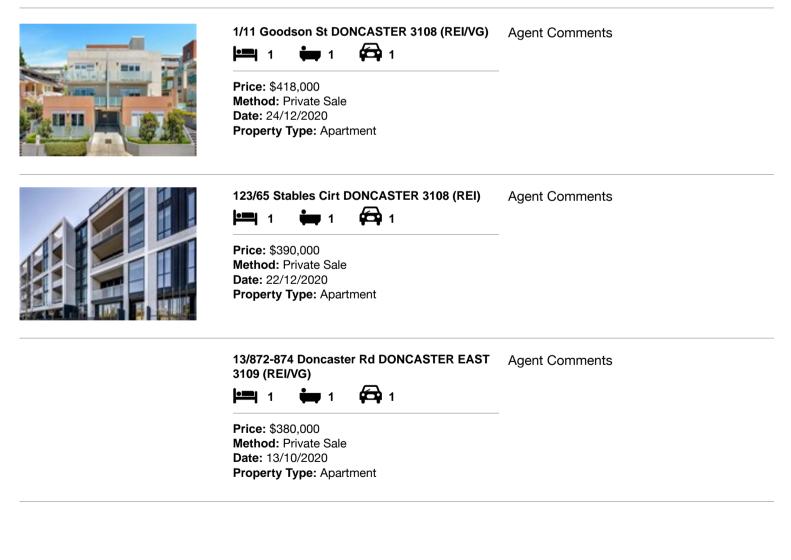
Property Type: Apartment Agent Comments

9842 1477 0458 766 958 hfares@philipwebb.com.au Indicative Selling Price

\$390,000 - \$429,000 Median Unit Price December quarter 2020: \$885,000

Magnificent 1 Bedroom Apartment in a key mark Location - Walking distance from Shops, Doncaster Primary and Secondary College and only minutes from the Eastern freeway. With Shopping town a 5 minute walk away and some Great Cafes down the road... It makes this a perfect opportunity to secure a Great Investment in a one of Doncaster's most sought after locations..

Comparable Properties



Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.