

# 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

6-97 Whittens Lane, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$429,000

### Median sale price

Median price \$885,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2020

to 31/12/2020

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	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



**Property Type:** Apartment

Agent Comments

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



**1/11 Goodson St DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$418,000

**Method:** Private Sale

**Date:** 24/12/2020

**Property Type:** Apartment



**123/65 Stables Cirt DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 22/12/2020

**Property Type:** Apartment

**13/872-874 Doncaster Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 13/10/2020

**Property Type:** Apartment