

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

44 Whittens Lane, Doncaster

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

\$ 1,388,000

Median sale priceMedian price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

JULY21

to

SEPT21

Source

REIV

Comparable property sales

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 26 Henry Street, Doncaster	\$ 1,695,000	6/11/21
2 1 Crawford Road, Doncaster	\$ 1,350,000	27/10/21
3 9 Coolabah Street, Doncaster	\$ 1,480,000	9/7/21

This Statement of Information was prepared on:

8/11/2021

Comparable properties



\$1,695,000

26 Henry Street, Doncaster, Victoria

DATE: 6/11/21

PROPERTY TYPE: HOUSE

 5
  3
 2
 sqm



\$1,350,000

1 Crawford Road, Doncaster, Victoria

DATE: 27/10/21

PROPERTY TYPE: TOWNHOUSE

 4
  3
 2
 sqm



\$1,480,000

9 Coolabah Street, Doncaster, Victoria

DATE: 9/7/21

PROPERTY TYPE: TOWNHOUSE

 4
  3
 2
 sqm x

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