

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

61 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,295,000

Property Type House

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	20 Caladenia Cirt DONCASTER 3108	\$1,990,000	31/10/2019
2	298 George St DONCASTER 3108	\$1,915,000	05/10/2019
3	5 Furlong La DONCASTER 3108	\$1,850,000	10/12/2019

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:

12/02/2020 12:50



 5  3  2

Property Type: House (Previously Occupied - Detached)
Land Size: 674 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000 - \$2,000,000
Median House Price
 December quarter 2019: \$1,295,000

Comparable Properties



20 Caladenia Cirt DONCASTER 3108 (REI/VG) Agent Comments

 4  4  2

Price: \$1,990,000
Method: Private Sale
Date: 31/10/2019
Rooms: 8
Property Type: House (Res)
Land Size: 435 sqm approx



298 George St DONCASTER 3108 (REI)

Agent Comments

 5  3  3

Price: \$1,915,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 955 sqm approx



5 Furlong La DONCASTER 3108 (REI)

Agent Comments

 5  4  2

Price: \$1,850,000
Method: Private Sale
Date: 10/12/2019
Property Type: House