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REAL ESTATE

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Statement of Information

6/3-5 WHITTENS LANE, DONCASTER, VIC 3108

Prepared by Alex Liu, First National Real Estate Janssen & Co



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/3-5 WHITTENS LANE, DONCASTER, VIC

4 2 2

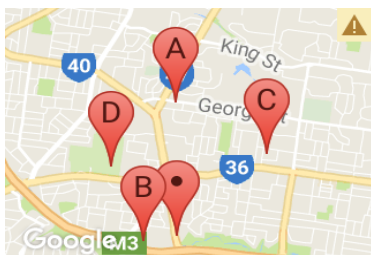
Indicative Selling Price

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

Price Range: \$930,000 to \$980,000

Provided by: Alex Liu, First National Real Estate Janssen & Co

MEDIAN SALE PRICE



DONCASTER, VIC, 3108

Suburb Median Sale Price (House)

\$1,385,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/334 GEORGE ST, DONCASTER, VIC

4 3 2

Sale Price

****\$1,062,000**

Sale Date: 26/02/2018

Distance from Property: 1.9km



2/12 MALCOLM CRES, DONCASTER, VIC

4 1 1

Sale Price

\$635,000

Sale Date: 09/12/2017

Distance from Property: 435m



3/8 PERSIMMON CRT, DONCASTER, VIC

4 3 2

Sale Price

\$1,188,000

Sale Date: 05/12/2017

Distance from Property: 1.7km



This report has been compiled on 28/04/2018 by First National Real Estate Janssen & Co. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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4 MAKYBE WALK, DONCASTER, VIC 3108

 **4**  **2**  **2**

Sale Price

***\$1,320,000**

Sale Date: 24/03/2018

Distance from Property: 1.3km



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/3-5 WHITTENS LANE, DONCASTER, VIC 3108

Indicative selling price

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

Price Range:

\$930,000 to \$980,000

Median sale price

Median price

\$1,385,000

House

Unit

X

Suburb

DONCASTER

Period

01 April 2017 to 31 March 2018

Source



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
1/334 GEORGE ST, DONCASTER, VIC 3108	**\$1,062,000	26/02/2018
2/12 MALCOLM CRES, DONCASTER, VIC 3108	\$635,000	09/12/2017
3/8 PERSIMMON CRT, DONCASTER, VIC 3108	\$1,188,000	05/12/2017
4 MAKYBE WALK, DONCASTER, VIC 3108	*\$1,320,000	24/03/2018