

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 53 Whittens Lane, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Doncaster (3108)

Period - From 04/02/2020 to 04/02/2021 Source Realestate

Comparable property sales

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
13 BURILLA AVENUE, DONCASTER VIC 3108	\$1,670,000	19/12/2020
18A WILSONS ROAD, DONCASTER VIC 3108	\$1,670,000	13/01/2021
44 MEMBERS DRIVE, DONCASTER VIC 3108	\$1,625,000	25/11/2020

This Statement of Information was prepared on: 22/02/2021