

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

2/16-18 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,158,000 Property Type Townhouse Suburb Doncaster

Period - From 16/11/2022 to 15/11/2023 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	13 Pleasant Av DONCASTER 3108	\$950,000	07/08/2023
2	5/9 Cairo Rd MONT ALBERT NORTH 3129	\$900,000	06/09/2023
3			

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: 16/11/2023 15:18

2/16-18 Whittens Lane, Doncaster Vic 3108

McGrath

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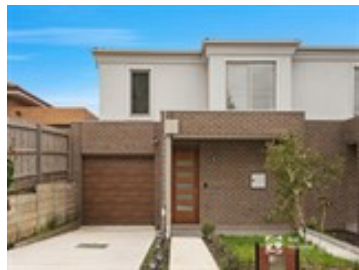


3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median Townhouse Price
16/11/2022 - 15/11/2023: \$1,158,000

Comparable Properties



13 Pleasant Av DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 07/08/2023
Property Type: Townhouse (Single)

5/9 Cairo Rd MONT ALBERT NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$900,000
Method: Sale
Date: 06/09/2023
Property Type: Flat/Unit/Apartment (Res)

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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