

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

16 Outlook Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 30/06/2023 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	64 Whittens La DONCASTER 3108	\$1,380,000	25/02/2023
2	23 Grange Park Av DONCASTER 3108	\$1,370,000	06/05/2023
3	13 Nathan St DONCASTER 3108	\$1,325,000	25/03/2023

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:

24/07/2023 14:37



Property Type: House

Land Size: 1145 sqm approx

Agent Comments

Comparable Properties



64 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 846 sqm approx



23 Grange Park Av DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 879 sqm approx



13 Nathan St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 676 sqm approx