

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

2/10 WHITTENS LANE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$960,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

2/16-18 WHITTENS LANE DONCASTER VIC 3108	\$992,000	09-Dec-23
1/13-15 WHITTENS LANE DONCASTER VIC 3108	\$960,000	02-Mar-24
4/734 DONCASTER ROAD DONCASTER VIC 3108	\$985,000	01-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 22 March 2024



**2/16-18 WHITTENS LANE
DONCASTER VIC 3108**

3 2 2

Sold Price **\$992,000** Sold Date **09-Dec-23**

Distance **0.07km**



**1/13-15 WHITTENS LANE
DONCASTER VIC 3108**

3 1 2

Sold Price ^{RS} **\$960,000** Sold Date **02-Mar-24**

Distance **0.13km**



**4/734 DONCASTER ROAD
DONCASTER VIC 3108**

3 3 2

Sold Price **\$985,000** Sold Date **01-Feb-24**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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