

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 91 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	8 Raven St DONCASTER EAST 3109	\$1,630,000	06/06/2023
2	61 The Boulevard DONCASTER 3108	\$1,600,000	02/06/2023
3	40 Dunoon St DONCASTER 3108	\$1,570,000	07/07/2023

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: 16/08/2023 11:52



Property Type: House

Land Size: 816 sqm approx

Agent Comments

Comparable Properties



8 Raven St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,630,000

Method: Sold Before Auction

Date: 06/06/2023

Property Type: House (Res)

Land Size: 647 sqm approx



61 The Boulevard DONCASTER 3108 (REI)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 02/06/2023

Property Type: House



40 Dunoon St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,570,000

Method: Private Sale

Date: 07/07/2023

Property Type: House

Land Size: 701 sqm approx