

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

19/107 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$838,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/01/2021

to

31/03/2021

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	117/642 Doncaster Rd DONCASTER 3108	\$517,500	04/02/2021
2	14/107 Whittens La DONCASTER 3108	\$510,000	15/02/2021
3	19/3 Sovereign Point Ct DONCASTER 3108	\$493,000	22/12/2020

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:

12/05/2021 10:52



PhilipWebb

Michael Webb

03 9842 1477

0428 431 019

michaelwebb@philipwebb.com.au

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

March quarter 2021: \$838,000



Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



117/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$517,500

Method: Private Sale

Date: 04/02/2021

Property Type: Apartment



14/107 Whittens La DONCASTER 3108 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 15/02/2021

Property Type: Strata Unit/Flat



19/3 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$493,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment