

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/10 Firth Street,
DONCASTER

1 1 1 2

Indicative selling price

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

Range \$310,000 - \$340,000



Jeff Anderson

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Kristin Vermeulen

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Auction:

Saturday 12th December at 11am

(Unless Sold Prior)



Ross-Hunt
real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

Ross-Hunt Real Estate Pty Ltd
A: 99-105 Union Road, Surrey Hills 3127
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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

3/10 Firth Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$310,000

&

\$340,000

Median sale price

Median price \$599,500

Property Type Unit

Suburb Doncaster

Period - From 10/11/2019

to

09/11/2020

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	204/5 Sovereign Point Ct DONCASTER 3108	\$340,000	18/09/2020
2	102/13-15 Goodson St DONCASTER 3108	\$340,000	18/05/2020
3	512/632 Doncaster Rd DONCASTER 3108	\$335,000	16/07/2020

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:

10/11/2020 22:03



 1  1  2

Property Type: Apartment

Agent Comments

Comparable Properties



204/5 Sovereign Point Ct DONCASTER 3108
(REI/VG)

Agent Comments

 1  1  1

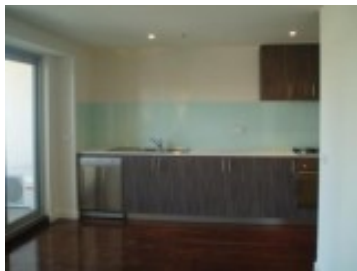
Price: \$340,000

Method: Private Sale

Date: 18/09/2020

Rooms: 2

Property Type: Apartment



102/13-15 Goodson St DONCASTER 3108
(REI/VG)

Agent Comments

 1  1  1

Price: \$340,000

Method: Private Sale

Date: 18/05/2020

Property Type: Apartment



512/632 Doncaster Rd DONCASTER 3108
(REI/VG)

Agent Comments

 1  1  1

Price: \$335,000

Method: Private Sale

Date: 16/07/2020

Rooms: 2

Property Type: Apartment