

## 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 2/6 Firth Street, 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 \$630,000

### Median sale price

Median price \$580,000

Property type Unit

Suburb Doncaster

Period - From 30/11/2020

to

Source R/E

### Comparable property sales

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. 8/8 Elm Tree Road, Doncaster	\$ 636,000	14-11-2020
2. 14/9 Wetherby Road, Doncaster	\$ 641,000	25-07-2020
3. 3/37 Ayr Street, Doncaster	\$ 721,000	10-8-2020

This Statement of Information was prepared on: 17/12/2020



## Comparable properties

**\$636,000**

8/8 Elm Tree Road, Doncaster, Victoria

**DATE:** 14-11-2020

**PROPERTY TYPE:** Unit: Townhouse/Villa



2



1



2



269 sqm

**\$641,000**

14/9 Wetherby Road, Doncaster, Victoria

**DATE:** 25-07-2020

**PROPERTY TYPE:** Unit: Townhouse/Villa



2



1



2



165 sqm

**\$721,000**

3/37 Ayr Street, Doncaster, Victoria

**DATE:** 10-8-2020

**PROPERTY TYPE:** Unit



2



2



2



293 sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee