

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

6/23 Firth Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Doncaster

Period - From 31/08/2020 to 30/08/2021 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	102/11 Goodson St DONCASTER 3108	\$485,000	20/03/2021
2	808/5 Elgar Ct DONCASTER 3108	\$460,000	18/05/2021
3	6/5 Firth St DONCASTER 3108	\$445,000	27/05/2021

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:

31/08/2021 12:02



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
31/08/2020 - 30/08/2021: \$575,000

Comparable Properties



102/11 Goodson St DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$485,000
Method: Private Sale
Date: 20/03/2021
Property Type: Apartment

808/5 Elgar Ct DONCASTER 3108 (VG)

Agent Comments

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Price: \$460,000
Method: Sale
Date: 18/05/2021
Property Type: Strata Unit/Flat



6/5 Firth St DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 27/05/2021
Property Type: Apartment

Account - Philip Webb