

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

2/13 Firth Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$723,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2020

to 30/06/2021

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	4/32 John St TEMPLESTOWE LOWER 3107	\$810,000	17/07/2021
2	68/37 Victoria St DONCASTER 3108	\$770,000	30/07/2021
3	1/269 Manningham Rd TEMPLESTOWE LOWER 3107	\$761,000	05/05/2021

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:

12/10/2021 12:24



 3  1  2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending June 2021: \$723,000

Comparable Properties



4/32 John St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$810,000

Method: Auction Sale

Date: 17/07/2021

Property Type: Unit



68/37 Victoria St DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$770,000

Method: Private Sale

Date: 30/07/2021

Property Type: Villa

Land Size: 160 sqm approx



1/269 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$761,000

Method: Private Sale

Date: 05/05/2021

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888