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	6/15 Firth Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$420,000	&	\$460,000
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Median sale price

Median price	\$610,000	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	01/07/2021	to	30/09/2021	Sc	urce	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

Address of comparable property		Price	Date of sale
1	5/5 Firth St DONCASTER 3108	\$455,000	04/11/2021
2	3/800 Elgar Rd DONCASTER 3108	\$435,000	19/12/2021
3	704/20 Hepburn Rd DONCASTER 3108	\$435,000	14/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/01/2022 12:06





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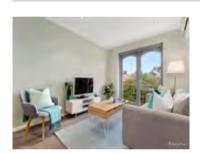
Indicative Selling Price \$420,000 - \$460,000 **Median Unit Price** September quarter 2021: \$610,000





Property Type: Apartment **Agent Comments**

Comparable Properties



5/5 Firth St DONCASTER 3108 (REI)





Price: \$455,000 Method: Private Sale Date: 04/11/2021

Property Type: Apartment

Agent Comments



3/800 Elgar Rd DONCASTER 3108 (REI)

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Price: \$435,000 Method: Auction Sale Date: 19/12/2021

Property Type: Apartment

Agent Comments



704/20 Hepburn Rd DONCASTER 3108

(REI/VG) **--** 2





Price: \$435,000 Method: Private Sale Date: 14/08/2021

Property Type: Apartment

Agent Comments

Account - Philip Webb



