

# 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

6/15 Firth Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000

&

\$460,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2021

to 30/09/2021

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	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 comparable properties 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



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/5 Firth St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 04/11/2021

**Property Type:** Apartment



**3/800 Elgar Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$435,000

**Method:** Auction Sale

**Date:** 19/12/2021

**Property Type:** Apartment



**704/20 Hepburn Rd DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$435,000

**Method:** Private Sale

**Date:** 14/08/2021

**Property Type:** Apartment

**Account - Philip Webb**