## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/23 Firth Street, Doncaster Vic 3108

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ting |        |           |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|-----------|
| Range betwee    | \$440,000         |      | &            |       | \$480,000  |      |        |           |
| Median sale p   | rice              |      |              |       |            |      |        |           |
| Median price    | \$575,000         | Pro  | operty Type  | Unit  |            |      | Suburb | Doncaster |
| Period - From   | 31/08/2020        | to   | 30/08/2021   |       | So         | 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.

| Add | dress 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









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)



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

808/5 Elgar Ct DONCASTER 3108 (VG)

Agent Comments



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



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



I/VG) Agent Comments

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

#### Account - Philip Webb



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