

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

1/10 Madeleine Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$646,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2019 to 30/09/2020 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	1/33 Alfreda Av BULLEEN 3105	\$715,000	17/04/2020
2	3/15 Kingsnorth St DONCASTER 3108	\$770,000	05/06/2020
3	1/2 Feathertop Av TEMPLESTOWE LOWER 3107	\$775,000	05/05/2020

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:

14/10/2020 14:24



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Property Type: Unit
Land Size: 240 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending September 2020: \$646,000

Comparable Properties



1/33 Alfreda Av BULLEEN 3105 (REI/VG)

Agent Comments

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Price: \$715,000
Method: Private Sale
Date: 17/04/2020
Property Type: House (Res)
Land Size: 314 sqm approx



3/15 Kingsnorth St DONCASTER 3108 (VG)

Agent Comments

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Price: \$770,000
Method: Sale
Date: 05/06/2020
Property Type: Flat/Unit/Apartment (Res)



1/2 Feathertop Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

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Price: \$775,000
Method: Private Sale
Date: 05/05/2020
Rooms: 5
Property Type: Apartment
Land Size: 394 sqm approx