## 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

13 Madeleine Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$2,100,000		&		\$2,310,000					
Median sale p	rice									
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Doncaster		
Period - From	01/04/2024	to	30/06/2024		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	26 Anthony Av DONCASTER 3108	\$2,236,800	21/09/2024
2	27 Bordeaux St DONCASTER 3108	\$1,850,000	19/05/2024
3	13 Verdant Cr DONCASTER 3108	\$2,200,000	11/05/2024

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.

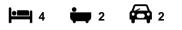
This Statement of Information was prepared on:

03/10/2024 15:23









Rooms: 7 Property Type: House Land Size: 733 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,310,000 Median House Price June quarter 2024: \$1,550,000

# **Comparable Properties**



26 Anthony Av DONCASTER 3108 (REI)



Price: \$2,236,800 Method: Private Sale Date: 21/09/2024 Property Type: House Land Size: 766 sqm approx Agent Comments

Agent Comments



Price: \$1,850,000 Method: Sold After Auction Date: 19/05/2024 Property Type: House Land Size: 654 sqm approx

3

4



13 Verdant Cr DONCASTER 3108 (REI/VG)

27 Bordeaux St DONCASTER 3108 (REI/VG)

**6** 2



Agent Comments

Price: \$2,200,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 416 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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