

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 between \$2,100,000

&

\$2,310,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 01/04/2024

to

30/06/2024

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	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



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$2,236,800

Method: Private Sale

Date: 21/09/2024

Property Type: House

Land Size: 766 sqm approx



27 Bordeaux St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,850,000

Method: Sold After Auction

Date: 19/05/2024

Property Type: House

Land Size: 654 sqm approx



13 Verdant Cr DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,200,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 416 sqm approx