

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 Madeleine Street Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,397,500

Property type

House

Suburb

Doncaster

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

7 Studley Street Doncaster VIC 3108	\$1,965,888	05-Jul-21
32 Golf Hill Avenue Doncaster VIC 3108	\$1,900,000	18-Jun-21
25 Fairbank Crescent Templestowe Lower VIC 3107	\$1,900,000	06-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 12 November 2021



7 Studley Street Doncaster VIC 3108

 5  4  2

Sold Price

\$1,965,888

Sold Date

05-Jul-21

Distance

1.08km



32 Golf Hill Avenue Doncaster VIC 3108

 4  2  2

Sold Price

\$1,900,000

Sold Date

18-Jun-21

Distance

1.23km



25 Fairbank Crescent Templestowe Lower VIC 3107

 5  2  2

Sold Price

^{RS} **\$1,900,000**

Sold Date

06-Nov-21

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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