

# 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 7 Ada Street, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,590,000 & \$1,690,000

### Median sale price

Median price \$1,385,000 Property Type House Suburb Doncaster (3108)

Period - From 13/01/2022 to 13/01/2023 Source Realestate

### Comparable property sales

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
26 WINBROOK COURT, DONCASTER VIC 3108	\$1,710,000	30/11/2022
759 DONCASTER ROAD, DONCASTER VIC 3108	\$1,850,320	23/12/2022
13 WINDELLA QUADRANT, DONCASTER VIC 3108	\$1,745,000	29/10/2022

This Statement of Information was prepared on: 13/01/2023