

# 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 Madeleine 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,604,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	19 Timber Ridg DONCASTER 3108	\$1,450,000	21/10/2023
2	29 Anthony Av DONCASTER 3108	\$1,432,000	06/11/2023
3	11 Le Mans Ct DONCASTER 3108	\$1,330,000	03/11/2023

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:

22/12/2023 17:28



 3    2    2

**Property Type:** House

**Land Size:** 741 sqm approx

Agent Comments

## Comparable Properties



**19 Timber Ridg DONCASTER 3108 (REI)**

Agent Comments

 4    1    2

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 721 sqm approx



**29 Anthony Av DONCASTER 3108 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,432,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** House

**Land Size:** 874 sqm approx



**11 Le Mans Ct DONCASTER 3108 (REI)**

Agent Comments

 4    2    4

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** House

**Land Size:** 830 sqm approx