

# 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

36 Timber Ridge, 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 \$1,850,000 & \$1,980,000

### Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 19/01/2023 to 18/01/2024 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	7 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,860,000	08/12/2023
2	22a Finlayson St DONCASTER 3108	\$1,770,000	20/11/2023
3	5 Uxbridge Av DONCASTER 3108	\$1,715,000	26/06/2023

**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: 19/01/2024 15:42



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**Property Type:** Townhouse

**Land Size:** 382 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,980,000

**Median Townhouse Price**

19/01/2023 - 18/01/2024: \$1,100,000

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. And the 3 originally selected comparable properties are still most comparable to the property for sale.

## Comparable Properties



**7 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

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**Price:** \$1,860,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** House

**Land Size:** 365 sqm approx



**22a Finlayson St DONCASTER 3108 (REI)**

Agent Comments

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**Price:** \$1,770,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** House



**5 Uxbridge Av DONCASTER 3108 (REI/VG)**

Agent Comments

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  3  
  2

**Price:** \$1,715,000

**Method:** Sold Before Auction

**Date:** 26/06/2023

**Property Type:** House (Res)

**Land Size:** 338 sqm approx

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