Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	36 Timber Ridge, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,850,000	&	\$1,980,000
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Median sale price

Median price	\$1,100,000	Pro	perty Type T	ownhouse		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

7,01	aress of comparable property	1 1100	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



Date of sale







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)



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)

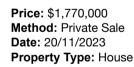




Agent Comments

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5 Uxbridge Av DONCASTER 3108 (REI/VG)





Price: \$1,715,000

Method: Sold Before Auction

Date: 26/06/2023

Property Type: House (Res) Land Size: 338 sqm approx

Account - Barry Plant | P: 03 9842 8888



