

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

4 Timms Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,645,888 Property Type House Suburb Doncaster East

Period - From 20/11/2022 to 19/11/2023 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	10 Jefferson Gr DONCASTER EAST 3109	\$1,650,000	04/11/2023
2	9 Kris Ct DONCASTER EAST 3109	\$1,630,000	24/10/2023
3	3 Van Unen Ct DONCASTER EAST 3109	\$1,560,000	15/11/2023

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:

20/11/2023 17:16



4 2 2

Property Type: House
Land Size: 792 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
20/11/2022 - 19/11/2023: \$1,645,888

Comparable Properties



10 Jefferson Gr DONCASTER EAST 3109 (REI) **Agent Comments**

4 2 3

Price: \$1,650,000
Method: Auction Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 878 sqm approx



9 Kris Ct DONCASTER EAST 3109 (REI) **Agent Comments**

4 2 2

Price: \$1,630,000
Method: Private Sale
Date: 24/10/2023
Property Type: House (Res)
Land Size: 895 sqm approx



3 Van Unen Ct DONCASTER EAST 3109 (REI) **Agent Comments**

4 3 2

Price: \$1,560,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: House (Res)
Land Size: 702 sqm approx