

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$1,111,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

01/02/2023

to

31/01/2024

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	18 Glenfern Av DONCASTER 3108	\$1,820,000	17/01/2024
3	22a Finlayson St DONCASTER 3108	\$1,770,000	20/11/2023

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:

01/02/2024 16:31



 4  4  2

Property Type: Townhouse

Land Size: 382 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median Townhouse Price

01/02/2023 - 31/01/2024: \$1,111,000

Comparable Properties



7 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  4  2

Price: \$1,860,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 365 sqm approx



18 Glenfern Av DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,820,000

Method: Sold After Auction

Date: 17/01/2024

Property Type: Townhouse (Res)



22a Finlayson St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,770,000

Method: Private Sale

Date: 20/11/2023

Property Type: House