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	42 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 \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,480,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/04/2022	to	31/03/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Moresby Av BULLEEN 3105	\$1,135,000	25/02/2023
2	64 Furneaux Gr BULLEEN 3105	\$1,130,000	25/02/2023
3	4 Sentinel Way DONCASTER 3108	\$1,065,000	04/02/2023

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:	13/05/2023 13:40



Mitchal Towns 0416 141 990 mitchaltowns@theagency.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price**

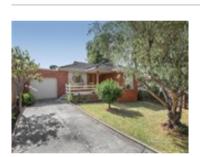
Year ending March 2023: \$1,480,000





Property Type: House Land Size: 493 sqm approx **Agent Comments**

Comparable Properties



4 Moresby Av BULLEEN 3105 (REI/VG)





Price: \$1,135,000 Method: Auction Sale Date: 25/02/2023

Property Type: House (Res) Land Size: 593 sqm approx

Agent Comments



64 Furneaux Gr BULLEEN 3105 (REI)





Price: \$1,130,000 Method: Private Sale Date: 25/02/2023 Property Type: House

Land Size: 366 sqm approx

Agent Comments



4 Sentinel Way DONCASTER 3108 (REI/VG)





Price: \$1,065,000 Method: Auction Sale Date: 04/02/2023

Property Type: House (Res) Land Size: 503 sqm approx Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388



