

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

42 Timber Ridge, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,480,000

Property 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.

	Address 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



4 2 2

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

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending March 2023: \$1,480,000

Comparable Properties



4 Moresby Av BULLEEN 3105 (REI/VG)

Agent Comments

3 2 1

Price: \$1,135,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 593 sqm approx



64 Furneaux Gr BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,130,000
Method: Private Sale
Date: 25/02/2023
Property Type: House
Land Size: 366 sqm approx



4 Sentinel Way DONCASTER 3108 (REI/VG)

Agent Comments

3 3 2

Price: \$1,065,000
Method: Auction Sale
Date: 04/02/2023
Property Type: House (Res)
Land Size: 503 sqm approx

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