

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

26 Timber Ridge, Doncaster VIC 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,395,000

Median sale priceMedian price

\$1,420,000

Property type

HOUSE

Suburb

Doncaster

Period - From

JAN 2021

to

MAR 2021

Source

REIV

Comparable property sales

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
30 Marianne Way, Doncaster	\$1,430,000	10/04/2021
54 Harold Street, Bulleen	\$1,360,000	11/03/2021
21 Pettys Lane, Doncaster	\$1,510,000	06/02/2021

This Statement of Information was prepared on:

28/04/2021

Comparable properties



\$1,430,000

30 Marianne Way, Doncaster

DATE: 10/04/2021

PROPERTY TYPE: House



3



1



2



732 sqm



\$1,360,000

54 Harold Street, Bulleen

DATE: 11/03/2021

PROPERTY TYPE: House



4



2



1



731 sqm



\$1,510,000

21 Pettys Lane, Doncaster

DATE: 06/02/2021

PROPERTY TYPE: House



2



1



1



739 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee