

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

5 Ruffey Lake Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,447,500 Property Type House Suburb Doncaster

Period - From 01/07/2024 to 30/09/2024 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	2 Crouch Ct DONCASTER 3108	\$2,690,000	07/11/2024
2	3 Sharne Ct DONCASTER EAST 3109	\$2,589,000	31/10/2024
3	1 Rapanea Av TEMPLESTOWE LOWER 3107	\$2,630,000	14/07/2024

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:

12/11/2024 16:34



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Property Type: House
Land Size: 483 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,800,000
Median House Price
 September quarter 2024: \$1,447,500

Comparable Properties



2 Crouch Ct DONCASTER 3108 (REI)

Agent Comments

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Price: \$2,690,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 520 sqm approx



3 Sharne Ct DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$2,589,000
Method: Auction Sale
Date: 31/10/2024
Property Type: House (Res)
Land Size: 955 sqm approx



1 Rapanea Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

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Price: \$2,630,000
Method: Sold Before Auction
Date: 14/07/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Barry Plant | P: 03 9842 8888



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