# 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

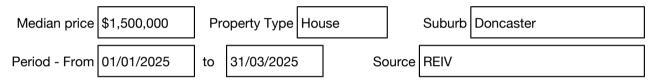
2 Ruffey Lake Court, Doncaster Vic 3108

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$2,280,000

#### Median sale price



## 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	86 Greenridge Av TEMPLESTOWE 3106	\$1,811,800	05/12/2024
2	3 Layman Ct DONCASTER EAST 3109	\$1,800,000	09/11/2024
3	61 Burgundy Dr DONCASTER 3108	\$1,838,888	30/10/2024

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:

19/05/2025 13:13







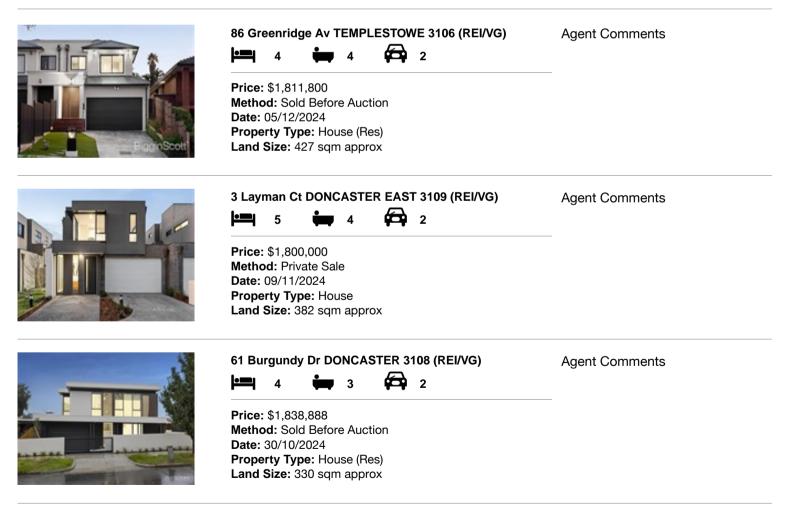


**Property Type:** House Agent Comments

Indicative Selling Price \$2,280,000 Median House Price March quarter 2025: \$1,500,000

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.

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



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