

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 Ryall Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,604,000

Property Type House

Suburb Doncaster

Period - From 01/07/2023

to 30/09/2023

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	36 The Grange TEMPLESTOWE 3106	\$1,310,000	09/10/2023
2	2 Rubicon Cr DONCASTER 3108	\$1,300,000	24/08/2023
3	43 Birchgrove Cr TEMPLESTOWE 3106	\$995,000	23/09/2023

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:

20/12/2023 11:11



 5  2  2

Property Type: House
Land Size: 658 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 September quarter 2023: \$1,604,000

Comparable Properties



36 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,310,000
Method: Private Sale
Date: 09/10/2023
Property Type: House (Res)
Land Size: 780 sqm approx



2 Rubicon Cr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,300,000
Method: Private Sale
Date: 24/08/2023
Property Type: House (Res)
Land Size: 701 sqm approx



43 Birchgrove Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$995,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 827 sqm approx

Account - Barry Plant | P: 03 9842 8888