

# 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 9 Ben Court, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Donvale

Period - From 01/10/2018 to 30/09/2019 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	128 Beverley St DONCASTER EAST 3109	\$1,100,000	01/11/2019
2	75 Bowen Rd DONCASTER EAST 3109	\$1,100,000	11/10/2019
3	1 Ben Ct DONVALE 3111	\$1,060,000	03/07/2019

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: 11/11/2019 11:47



**Property Type:** House

**Land Size:** 789.584 sqm approx

Agent Comments

## Comparable Properties



**128 Beverley St DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 01/11/2019

**Property Type:** House (Res)

**Land Size:** 721 sqm approx



**75 Bowen Rd DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 11/10/2019

**Property Type:** House (Res)

**Land Size:** 767 sqm approx

**1 Ben Ct DONVALE 3111 (REI)**

Agent Comments



790m2 land

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 03/07/2019

**Property Type:** House (Res)