

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

Single price

\$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	25 Carbine St DONVALE 3111	\$1,175,000	23/11/2019
2	15 Hunt St DONVALE 3111	\$1,155,000	17/09/2019
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:

14/12/2019 15:50



3 -

Property Type: House

Land Size: 789.584 sqm approx

Agent Comments

Comparable Properties



25 Carbine St DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,175,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 648 sqm approx

15 Hunt St DONVALE 3111 (REI/VG)

Agent Comments

4 2 2

Price: \$1,155,000

Method: Sold Before Auction

Date: 17/09/2019

Property Type: House (Res)

Land Size: 653 sqm approx

1 Ben Ct DONVALE 3111 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Private Sale

Date: 03/07/2019

Property Type: House (Res)

Land Size: 790 sqm approx