### 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

11 Benton Court, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,580,000		&		\$1,680,000			
Median sale pi	rice							
Median price	\$1,505,000	Pro	operty Type	Ηοι	ise		Suburb	Doncaster
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	25 Bordeaux St DONCASTER 3108	\$1,640,000	28/05/2022
2	19 Cockaigne St DONCASTER 3108	\$1,635,000	04/06/2022
3	52 Winston Dr DONCASTER 3108	\$1,575,000	09/04/2022

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.

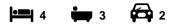
This Statement of Information was prepared on:

24/06/2022 14:06



# BarryPlant



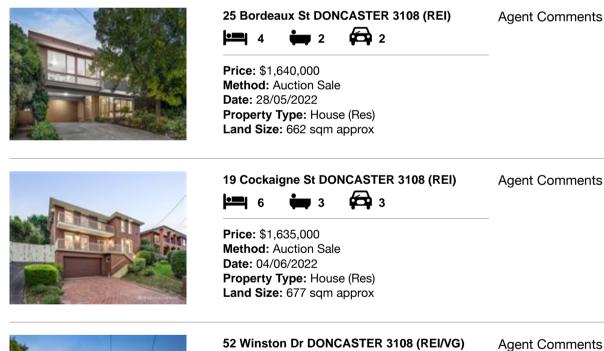


Property Type: House Land Size: 756 sqm approx Agent Comments

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

**Indicative Selling Price** \$1,580,000 - \$1,680,000 **Median House Price** March quarter 2022: \$1,505,000

## **Comparable Properties**





52 Winston Dr DONCASTER 3108 (REI/VG)



Price: \$1,575,000 Method: Auction Sale Date: 09/04/2022 Property Type: House (Res) Land Size: 712 sqm approx

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



propertydata

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