

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 consumer.vic.gov.au/underquoting

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Doncaster

Period - From 01/01/2022

to

31/03/2022

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 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



Property Type: House

Land Size: 756 sqm approx

Agent Comments

Comparable Properties



25 Bordeaux St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,640,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 662 sqm approx



19 Cockaigne St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,635,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 677 sqm approx



52 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,575,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 712 sqm approx