

# 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

5 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,330,000 Property Type House Suburb Donvale

Period - From 01/07/2019 to 30/06/2020 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	48 Valepark Dr DONVALE 3111	\$1,200,000	02/04/2020
2	43 Bellevue Av DONCASTER EAST 3109	\$1,195,000	05/06/2020
3	29 Newlands Cr DONCASTER EAST 3109	\$1,181,000	25/05/2020

**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:

27/07/2020 09:43



**Property Type:** House (Res)

**Land Size:** 854 sqm approx

Agent Comments

## Comparable Properties



**48 Valepark Dr DONVALE 3111 (REI/VG)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 02/04/2020

**Property Type:** House

**Land Size:** 785 sqm approx



**43 Bellevue Av DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,195,000

**Method:** Private Sale

**Date:** 05/06/2020

**Property Type:** House

**Land Size:** 651 sqm approx



**29 Newlands Cr DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,181,000

**Method:** Private Sale

**Date:** 25/05/2020

**Property Type:** House

**Land Size:** 785 sqm approx