

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

59 Botanic Drive, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,382,000

Property Type House

Suburb Doncaster

Period - From 01/07/2020

to

30/06/2021

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	3 Marshall Av DONCASTER 3108	\$1,356,000	15/05/2021
2	33 Windella Qdrnt DONCASTER 3108	\$1,340,000	20/03/2021
3	7 Cantala Dr DONCASTER 3108	\$1,260,000	08/06/2021

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:

06/09/2021 11:42



 5  2  2

Property Type: House
Land Size: 804 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending June 2021: \$1,382,000

Comparable Properties



3 Marshall Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,356,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Townhouse (Res)



33 Windella Qdnt DONCASTER 3108 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,340,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 661 sqm approx



7 Cantala Dr DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,260,000
Method: Private Sale
Date: 08/06/2021
Property Type: House
Land Size: 671 sqm approx