

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	53 Botanic Drive, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,420,000	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

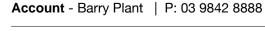
Comparable property sales (*Delete A or B below as applicable)

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 43 Chalon Av TEMPLESTOWE LOWER 3107 \$1,200,000 05/09/2017 2 26 Fromhold Dr DONCASTER 3108 \$1,190,000 02/12/2017 3 1 Totara Ct TEMPLESTOWE LOWER 3107 \$1,145,000 14/11/2017

OR

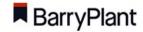
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House Land Size: 662.80 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** September quarter 2017: \$1,420,000

Comparable Properties

43 Chalon Av TEMPLESTOWE LOWER 3107

(REI/VG)



Price: \$1,200,000 Method: Private Sale Date: 05/09/2017

Rooms: -

Property Type: House Land Size: 710 sqm approx **Agent Comments**









Price: \$1,190,000 Method: Auction Sale Date: 02/12/2017 Rooms: -

Property Type: House (Res)

Agent Comments



1 Totara Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments







Price: \$1,145,000 Method: Auction Sale **Date:** 14/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 770 sqm approx

Account - Barry Plant | P: 03 9842 8888





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