

## 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

53 Botanic Drive, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

#### Median sale price

Median price \$1,420,000

House

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.



 4  2  2

**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)**

Agent Comments

 4  3  2

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

**Method:** Private Sale

**Date:** 05/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 710 sqm approx



**26 Fromhold Dr DONCASTER 3108 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** House (Res)



**1 Totara Ct TEMPLESTOWE LOWER 3107 (REI)** Agent Comments

 4  2  2

**Price:** \$1,145,000

**Method:** Auction Sale

**Date:** 14/11/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 770 sqm approx