

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,252,500 Property Type House Suburb Doncaster

Period - From 01/01/2020 to 31/03/2020 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 | 3 Jacaranda Ct TEMPLESTOWE LOWER 3107 | \$1,080,000 | 22/05/2020   |
| 2 | 19 Calvin Cr DONCASTER EAST 3109      | \$1,058,000 | 14/05/2020   |
| 3 | 155 George St DONCASTER 3108          | \$1,008,888 | 21/02/2020   |

**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:

08/07/2020 17:55



 5  2  2

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

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2020: \$1,252,500

## Comparable Properties



**3 Jacaranda Ct TEMPLESTOWE LOWER 3107 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 22/05/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 703 sqm approx



**19 Calvin Cr DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  2  3

**Price:** \$1,058,000  
**Method:** Private Sale  
**Date:** 14/05/2020  
**Property Type:** House

**155 George St DONCASTER 3108 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$1,008,888  
**Method:** Private Sale  
**Date:** 21/02/2020  
**Property Type:** House (Res)  
**Land Size:** 741 sqm approx