

# 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

11 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 \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$1,420,000

Property Type House

Suburb Doncaster

Period - From 01/01/2021

to 31/03/2021

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	13 Rathmullen Qdrnt DONCASTER 3108	\$1,520,000	27/03/2021
2	23 Ferndell Cr TEMPLESTOWE 3106	\$1,505,000	21/11/2020
3	5 Andromeda Way TEMPLESTOWE LOWER 3107	\$1,470,000	20/04/2021

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:

03/05/2021 12:28



 4  2  2

**Property Type:** House  
**Land Size:** 647 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,540,000  
**Median House Price**  
March quarter 2021: \$1,420,000

## Comparable Properties



**13 Rathmullen Qdrnt DONCASTER 3108 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,520,000  
**Method:** Private Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx



**23 Ferndell Cr TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 21/11/2020  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**5 Andromeda Way TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,470,000  
**Method:** Sold Before Auction  
**Date:** 20/04/2021  
**Property Type:** House (Res)  
**Land Size:** 745 sqm approx