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	11 Botanic Drive, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,420,000	Pro	perty 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

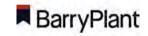
Add	dress of comparable property	Price	Date of sale
1	13 Rathmullen Qdrnt DONCASTER 3108	\$1,520,000	27/03/2021
2	23 Ferndell Cr TEMPLESTOWE 3106	\$1,505,000	21/11/2020
3	5 Andromeda Way TEMPLESTOWE LOWER 3107	\$1,470,000	20/04/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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)

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)

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)

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Price: \$1,470,000

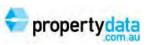
Method: Sold Before Auction

Date: 20/04/2021

Property Type: House (Res) Land Size: 745 sqm approx

Account - Barry Plant | P: 03 9842 8888





Agent Comments

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