

Your Property

8/2C FOLKESTONE PARADE BOTANY NSW 2019

2  2  1  791m²  97m² 

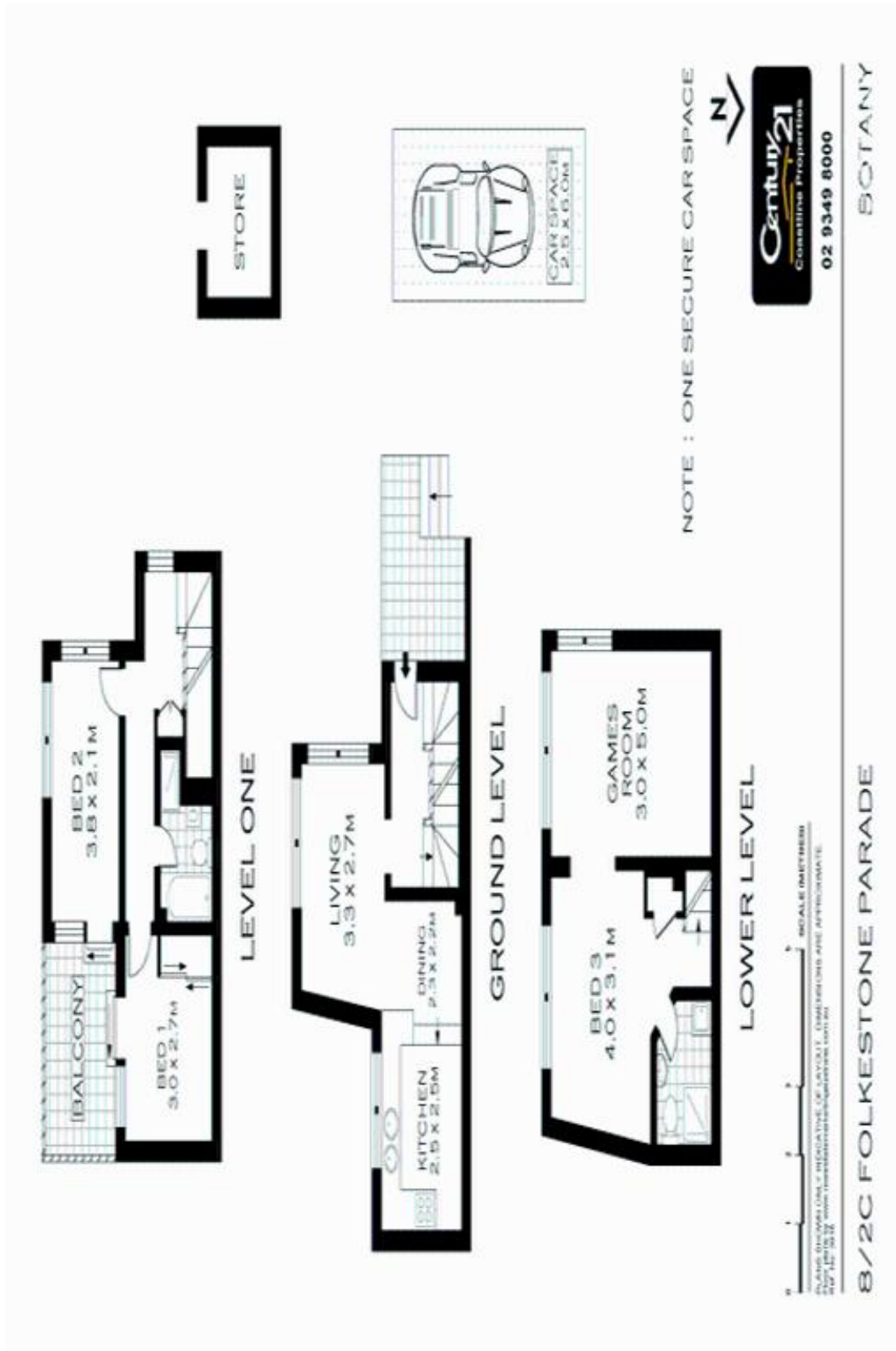


Your Property History

- 1 Dec, 2021** - Sold for \$845,000
- 12 Nov, 2021** - Listed for rent at \$670.00
- 2 Mar, 2018** - Listed for rent at \$670.00
- 18 Jan, 2017** - Listed for rent at \$670.00
- 9 Nov, 2015** - Listed for rent at \$650.00
- 31 Oct, 2014** - Sold for \$670,000

Introducing Jessica Midon

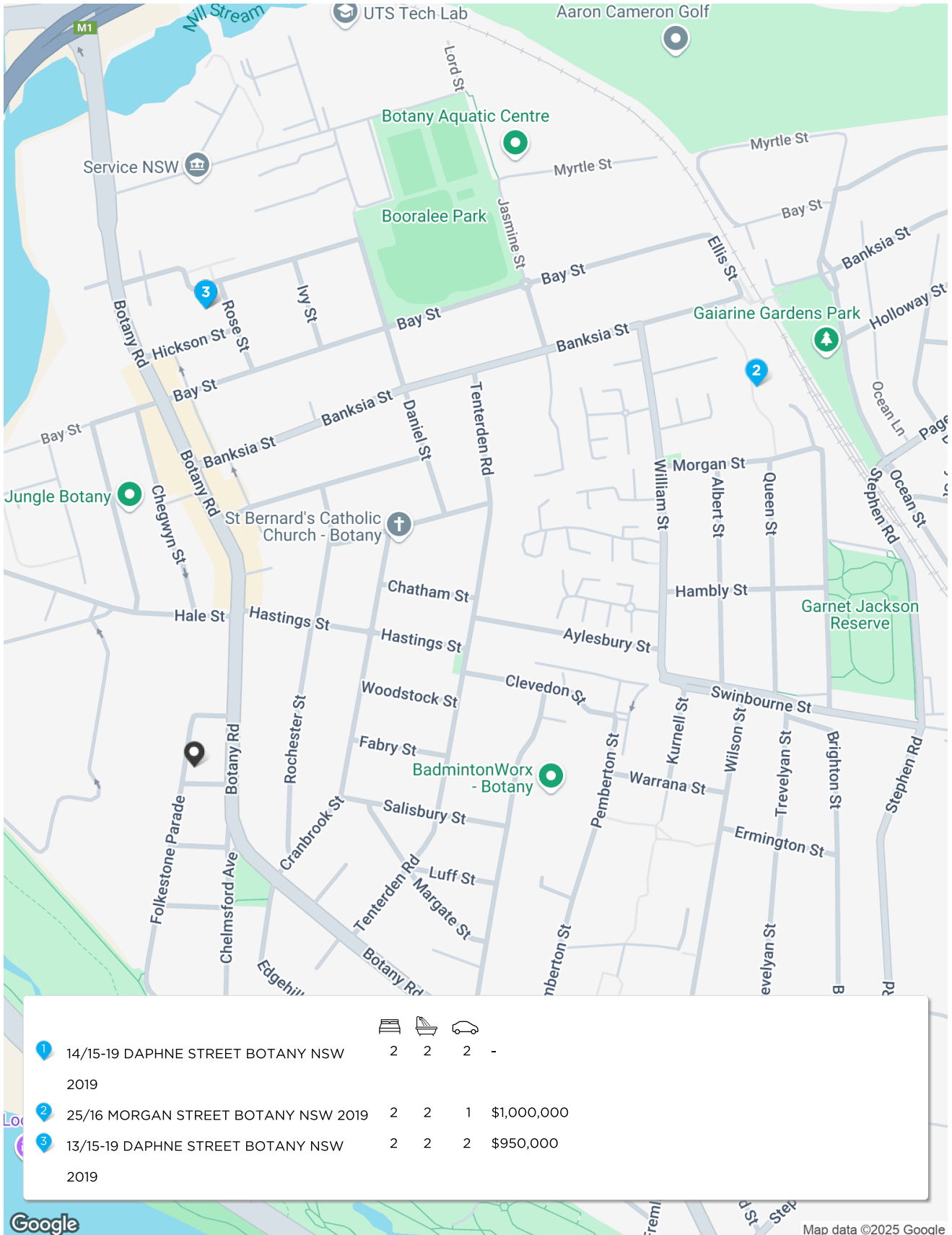
Floor Plan



Floor Plan



Comparables Map: Sales



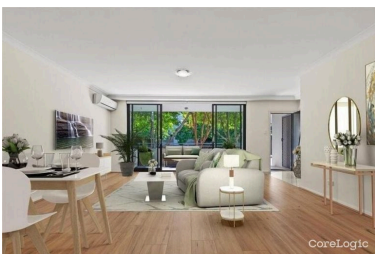


Google

Map data ©2025 Google

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

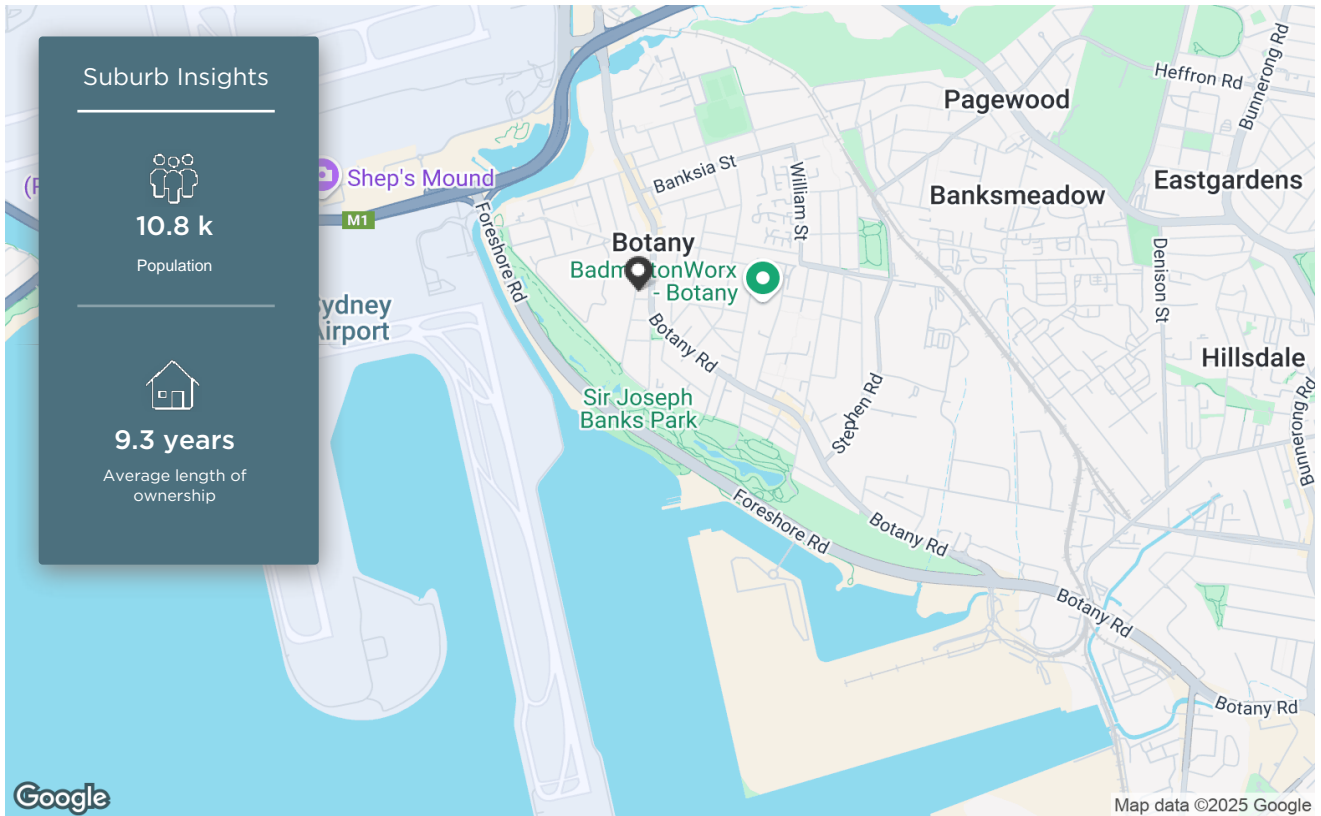
Comparable Sales

1	14/15-19 DAPHNE STREET BOTANY NSW 2019	Sold RS UN -
	2 2 2 2,872m ² 104m ² Year Built 2005 DOM 97 Sold Date 27-Nov-24 Distance 0.75km First Listing For Sale Last Listing -	
2	25/16 MORGAN STREET BOTANY NSW 2019	Sold RS UN \$1,000,000
	2 2 1 169m ² 115m ² Year Built 1998 DOM 33 Sold Date 08-Nov-24 Distance 1.11km First Listing Auction On-Site Saturday 9th November Last Listing Auction 9th November	
3	13/15-19 DAPHNE STREET BOTANY NSW 2019	Sold RS UN \$950,000
	2 2 2 2,872m ² 142m ² Year Built 2005 DOM 14 Sold Date 16-Oct-24 Distance 0.75km First Listing OFF MARKET OPPORTUNITY Last Listing OFF MARKET OPPORTUNITY	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Botany

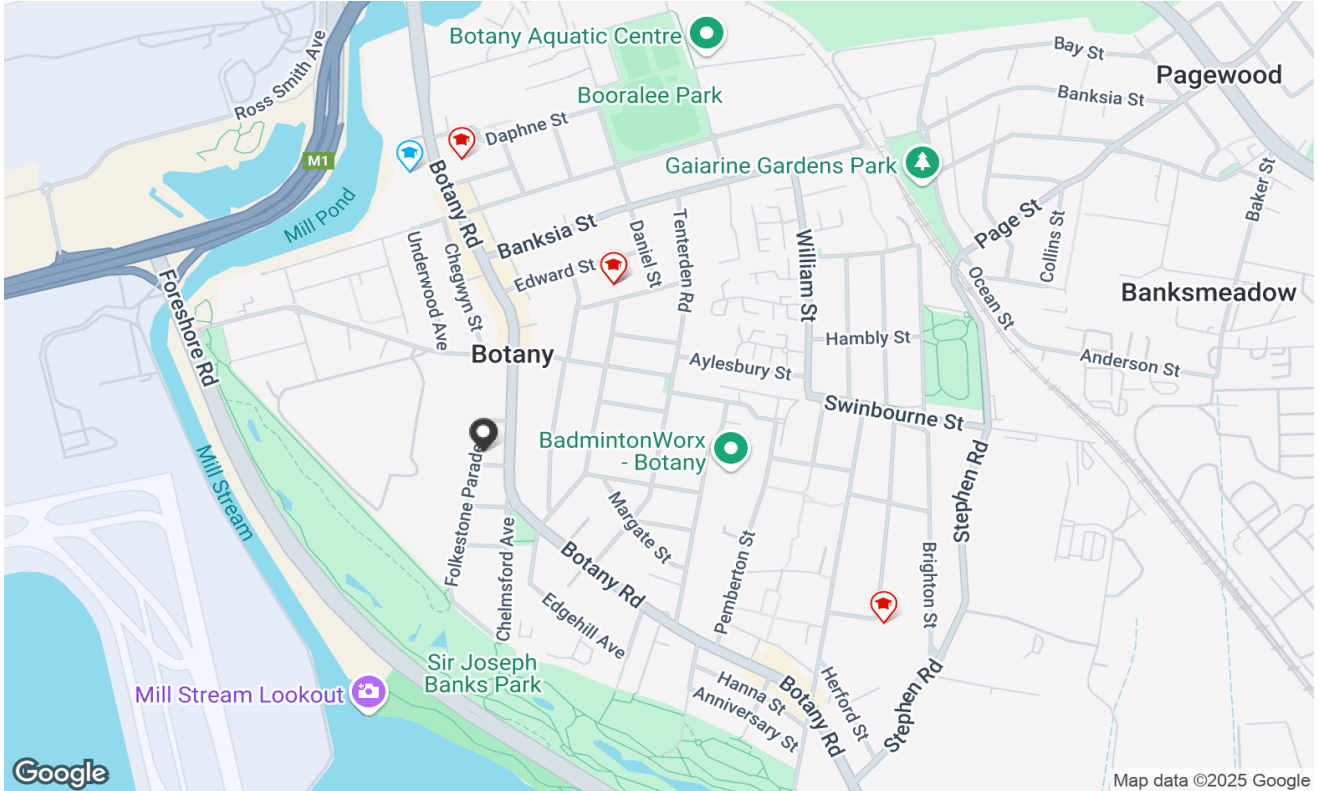
Demographic







The size of Botany is approximately 3.7 square kilometres. It has 10 parks covering nearly 16.2% of total area. The population of Botany in 2011 was 8,884 people. By 2016 the population was 10,827 showing a population growth of 21.9% in the area during that time. The predominant age group in Botany is 30-39 years. Households in Botany are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Botany work in a professional occupation. In 2011, 69.4% of the homes in Botany were owner-occupied compared with 63.4% in 2016. Currently the median sales price of houses in the area is \$2,027,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	29.7	Owns Outright	23.4	0-15.6K	3.8	0-9	14.6
Couples with Children	52.6	Purchaser	40.0	15.6-33.8K	8.9	10-19	11.3
Single Parents	15.8	Renting	33.4	33.8-52K	8.2	20-29	13.4
Other	1.9	Other	0.5	52-78K	12.0	30-39	16.2
		Not Stated	2.8	78-130K	23.8	40-49	16.2
				130-182K	15.9	50-59	12.2
				182K+	16.8	60-69	7.9
						70-79	5.1
						80-89	2.6
						90-99	0.7

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 St Bernard's Catholic Primary School 20 Ramsgate Street Botany NSW 2019	0.53km	Primary	Mixed	Non-Government	0-6
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 Botany Public School 1076 Botany Road Botany NSW 2019	0.72km	Primary	Mixed	Government	0-6
 John Brotchie Nursery School 1361 Botany Rd Botany NSW 2019	0.73km	Preschool	Mixed	-	-
 Banksmeadow Public School 60 Brighton Street Botany NSW 2019	1.05km	Primary	Mixed	Government	0-6



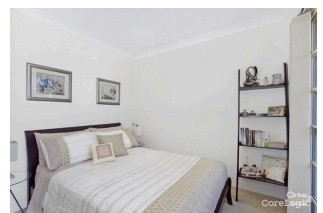
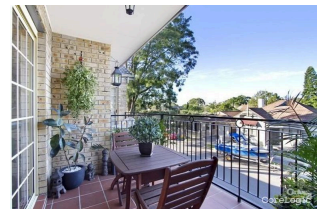
Property is within school catchment area



Property is outside school catchment area

Summary

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Appraisal price range

Notes from your agent

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