

## 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

1/5 BOWEN ROAD DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

2/41 BOWEN ROAD DONCASTER EAST VIC 3109	\$1,370,000	12-Oct-24
3/12 GREVILLEA ROAD DONCASTER EAST VIC 3109	\$1,228,888	09-Nov-24
3/26 ASCOT STREET DONCASTER EAST VIC 3109	\$1,088,888	17-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 30 January 2025



**2/41 BOWEN ROAD DONCASTER EAST VIC 3109**

4 2 2

Sold Price **\$1,370,000** Sold Date **12-Oct-24**

Distance **0.28km**



**3/12 GREVILLEA ROAD DONCASTER EAST VIC 3109**

4 3 2

Sold Price <sup>RS</sup> **\$1,228,888** Sold Date **09-Nov-24**

Distance **0.49km**



**3/26 ASCOT STREET DONCASTER EAST VIC 3109**

4 2 2

Sold Price **\$1,088,888** Sold Date **17-Sep-24**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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