

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

29 Bowen Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,280,000

&

\$1,350,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Doncaster East

Period - From

04/03/2023

to

03/03/2024

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	75 Bowen Rd DONCASTER EAST 3109	\$1,320,000	04/10/2023
2	45 Gedye St DONCASTER EAST 3109	\$1,315,000	03/02/2024
3	1/28 Snow Gum Rd DONCASTER EAST 3109	\$1,280,000	23/10/2023

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:

04/03/2024 10:05

Maggie Sun

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Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

04/03/2023 - 03/03/2024: \$1,650,000



3 1 2

Property Type: House

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



75 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,320,000

Method: Private Sale

Date: 04/10/2023

Property Type: House

Land Size: 767 sqm approx



45 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 3

Price: \$1,315,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 654 sqm approx



1/28 Snow Gum Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 23/10/2023

Property Type: House (Res)

Land Size: 403 sqm approx