

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

77 Bowen Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,517,500

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2021

to

31/12/2021

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	41 Diana Dr BLACKBURN NORTH 3130	\$1,090,000	15/12/2021
2	223 Springfield Rd BLACKBURN NORTH 3130	\$1,085,000	18/12/2021
3	21 Winchester Rd NUNAWADING 3131	\$1,050,000	05/03/2022

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:

08/03/2022 13:35

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2021: \$1,517,500



4 2 2

Property Type: House

Land Size: 774 sqm approx

Agent Comments

Comparable Properties



41 Diana Dr BLACKBURN NORTH 3130 (REI) Agent Comments

3 1 -

Price: \$1,090,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Land Size: 357 sqm approx

223 Springfield Rd BLACKBURN NORTH 3130 Agent Comments
(REI/VG)

3 1 1

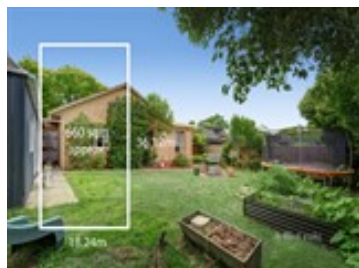
Price: \$1,085,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 740 sqm approx



21 Winchester Rd NUNAWADING 3131 (REI) Agent Comments

3 1 4

Price: \$1,050,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 660 sqm approx

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