

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 5/9-11 Bowen Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$689,000

Median sale price

Median price \$834,000 House Unit ☒ Suburb Doncaster East
 Period - From 01/10/2017 to 31/12/2017 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	4/29 Cavalier St DONCASTER EAST 3109	\$710,000	25/11/2017
2	5/9-11 Devon Dr DONCASTER EAST 3109	\$691,000	30/10/2017
3	1/2 Middlefield Dr BLACKBURN NORTH 3130	\$680,000	17/10/2017

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.



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Rooms:
Property Type: Unit
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$689,000
Median Unit Price
December quarter 2017: \$834,000

Comparable Properties



4/29 Cavalier St DONCASTER EAST 3109 (REI) **Agent Comments**

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Price: \$710,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 3
Property Type: House (Res)

5/9-11 Devon Dr DONCASTER EAST 3109 (VG) **Agent Comments**

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Price: \$691,000
Method: Sale
Date: 30/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/2 Middlefield Dr BLACKBURN NORTH 3130 (VG) **Agent Comments**

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Price: \$680,000
Method: Sale
Date: 17/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)