## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/4 Bowen Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$840,000		&		\$890,000					
Median sale p	rice									
Median price	\$938,000	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/42 Koonung Rd BLACKBURN NORTH 3130	\$910,000	10/08/2024
2	96 Blackburn Rd DONCASTER EAST 3109	\$905,000	23/03/2024
3	2/41 Surrey Rd BLACKBURN NORTH 3130	\$868,500	16/03/2024

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:

15/08/2024 13:43









Rooms: 6 Property Type: Unit Land Size: 334 sqm approx Agent Comments Indicative Selling Price \$840,000 - \$890,000 Median Unit Price June quarter 2024: \$938,000

# **Comparable Properties**



1/42 Koonung Rd BLACKBURN NORTH 3130 Agent Comments (REI)



Price: \$910,000 Method: Auction Sale Date: 10/08/2024 Property Type: Unit

96 Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$905,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 464 sqm approx



2/41 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)



Price: \$868,500 Method: Auction Sale Date: 16/03/2024 Property Type: Unit Land Size: 229 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



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Agent Comments