

## 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

1/45 Bowen Road, Doncaster East

**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 

\$ 1,199,000

**Median sale price**Median price 

\$982,000

Property type 

Townhouse

Suburb 

Doncaster East

Period - From 

Jan 2022

to

March 2022

Source 

REIV

**Comparable property sales**

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 1/34 St Clems Road, Doncaster East	\$ 1,200,000	1/03/2022
2 12 Ireland Avenue, Doncaster East	\$ 1,150,000	9/04/2022
3 120A Tunstall Road, Donvale	\$ 1,1750,000	26/03/2022

This Statement of Information was prepared on: 

27/07/2022

## Comparable properties



**\$1,200,000**

1/34 St Clems Road, Doncaster East, Victoria

DATE: 1/03/2022

PROPERTY TYPE: TOWNHOUSE

 3  3  
 2  sqm



**\$1,150,000**

12 Ireland Avenue, Doncaster East, Victoria

DATE: 9/04/2022

PROPERTY TYPE: TOWNHOUSE

 4  2  
 2  sqm



**\$1,175,000**

120A Tunstall Road, Donvale, Victoria

DATE: 26/03/2022

PROPERTY TYPE: TOWNHOUSE

 4  2  
 2  sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee