

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	87 Bowen Road, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,250,300	House	X	Unit		Suburb	Doncaster East
Period - From	01/01/2018	to	31/03/2018	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	5 Boronia Gr DONCASTER EAST 3109	\$1,200,000	03/03/2018
2	3 Carisbrook Ct DONCASTER EAST 3109	\$1,198,000	16/12/2017
3	28 St Clems Rd DONCASTER EAST 3109	\$1,170,000	05/02/2018

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.



 4  2  2

Rooms: 6
Property Type: House
Land Size: 732 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2018: \$1,250,300

Comparable Properties



5 Boronia Gr DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  1

Price: \$1,200,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 728 sqm approx

3 Carisbrook Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,198,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 722 sqm approx

28 St Clems Rd DONCASTER EAST 3109 (VG) **Agent Comments**

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Price: \$1,170,000
Method: Sale
Date: 05/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx