#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address Including suburb and postcode	4/1 Bowen Road, Doncaster East Vic 3109

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price \$1,203,000	Property Type To	ownhouse	Suburb Doncaster East
Period - From 02/12/2024	to 01/12/2025	Source	Property Data

### 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

Address of comparable property		1 1100	Date of Sale
1	2/23 Thea Gr DONCASTER EAST 3109	\$1,240,000	04/10/2025
2	2/22 Amdura Rd DONCASTER EAST 3109	\$1,255,000	13/09/2025
3	1/2 Boronia Gr DONCASTER EAST 3109	\$1,340,000	06/09/2025

#### 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:	02/12/2025 12:45



Date of sale







Property Type: Townhouse **Agent Comments** 

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median Townhouse Price** 02/12/2024 - 01/12/2025: \$1,203,000

## Comparable Properties



2/23 Thea Gr DONCASTER EAST 3109 (REI)

Price: \$1,240,000 Method: Auction Sale Date: 04/10/2025

Property Type: Townhouse (Res)

**Agent Comments** 



2/22 Amdura Rd DONCASTER EAST 3109 (REI/VG)



Price: \$1,255,000 Method: Auction Sale Date: 13/09/2025

Property Type: Townhouse (Res)

Agent Comments



1/2 Boronia Gr DONCASTER EAST 3109 (REI/VG)

Price: \$1,340,000 Method: Auction Sale Date: 06/09/2025

Property Type: Townhouse (Res) Land Size: 258 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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