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	2/41 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

Median sale price

Median price $1,636,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/06/2024 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	22 Worrell St NUNAWADING 3131	$1,333,000	15/06/2024
2	1/43 Tunstall Rd DONVALE 3111	$1,420,000	04/05/2024
3	1/12 Gedye St DONCASTER EAST 3109	$1,272,000	23/03/2024

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: 11/09/2024 12:03

2/41 Bowen Road, Doncaster East Vic 3109

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4 2 2

Property Type: Townhouse
Land Size: 336 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending June 2024: $1,636,000

Comparable Properties



22 Worrell St NUNAWADING 3131 (REI/VG)

4 2 1

Price: $1,333,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



1/43 Tunstall Rd DONVALE 3111 (REI/VG)

4 3 2

Price: $1,420,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)
Land Size: 292 sqm approx

Agent Comments



1/12 Gedye St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,272,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)
Land Size: 298 sqm approx

Agent Comments

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