

## 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

69 Bowen Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,540,000

#### Median sale price

Median price

\$1,441,000

House

X

Suburb

Doncaster East

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
9 Lionel St DONCASTER EAST 3109	\$1,505,000	24/06/2017
3 Grevillea Rd DONCASTER EAST 3109	\$1,488,000	22/04/2017
55 Devon Dr DONCASTER EAST 3109	\$1,430,000	08/04/2017

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**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

June quarter 2017: \$1,441,000



 4    2    2

**Rooms:**

**Property Type:** House

**Land Size:** 775 sqm approx

**Agent Comments**

## Comparable Properties



**9 Lionel St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,505,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**3 Grevillea Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4    2    1

**Price:** \$1,488,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**55 Devon Dr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 762 sqm approx