

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 19 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)

Single price \$1,200,000

**Median sale price**

Median price \$1,650,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2023

to 30/09/2023

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	64 Rosella St DONCASTER EAST 3109	\$1,320,000	12/08/2023
2	28 Martha St DONVALE 3111	\$1,242,500	25/07/2023
3	4 Braham St DONVALE 3111	\$1,210,000	29/07/2023

**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:

02/11/2023 09:26

19 Bowen Road, Doncaster East Vic 3109



first national  
REAL ESTATE | Bill Schlink

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**Indicative Selling Price**  
\$1,200,000

**Median House Price**  
September quarter 2023: \$1,650,000



2 2 0

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 746 sqm approx  
**Agent Comments**

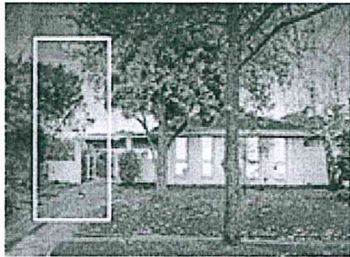
## Comparable Properties



64 Rosella St DONCASTER EAST 3109 (REI) **Agent Comments**

3 1 1

**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



28 Martha St DONVALE 3111 (REI) **Agent Comments**

3 2 2

**Price:** \$1,242,500  
**Method:** Sold Before Auction  
**Date:** 25/07/2023  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



4 Braham St DONVALE 3111 (REI) **Agent Comments**

4 2 2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)  
**Land Size:** 754 sqm approx

**Account** - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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