

# 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

29 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 \$1,200,000 & \$1,320,000

### 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	7 Argus Cr DONCASTER EAST 3109	\$1,220,000	28/10/2023
3	39 Gedye St DONCASTER EAST 3109	\$1,200,000	15/09/2023

**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.~~

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Maggie Sun

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**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

September quarter 2023: \$1,650,000



3 1 2

**Property Type:** House

**Land Size:** 724 sqm approx

Agent Comments

## Comparable Properties



**64 Rosella St DONCASTER EAST 3109 (REI/VG)**

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



**7 Argus Cr DONCASTER EAST 3109 (REI)**

Agent Comments

3 1 2

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**39 Gedye St DONCASTER EAST 3109 (REI/VG)** Agent Comments

3 1 2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 15/09/2023

**Property Type:** House (Res)

**Land Size:** 693 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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