

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

78 Bowen Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 to 31/03/2024 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	20 Mitcham Rd DONVALE 3111	\$1,215,000	29/02/2024
2	43 Efron St NUNAWADING 3131	\$1,212,200	02/03/2024
3	8 The Glen DONVALE 3111	\$1,200,000	06/04/2024

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:

01/05/2024 13:19



 3  1  2

Property Type: House

Land Size: 746 sqm approx

Agent Comments

Comparable Properties



20 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,215,000

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 597 sqm approx



43 Efron St NUNAWADING 3131 (REI)

Agent Comments

 3  2  1

Price: \$1,212,200

Method: Auction Sale

Date: 02/03/2024

Property Type: House

Land Size: 761 sqm approx



8 The Glen DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 656 sqm approx