

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

1001/8 BOWEN CRESCENT MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 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

907/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$800,000	25-Mar-24
303/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$804,000	22-Dec-23
710/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$810,000	21-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 23 April 2024

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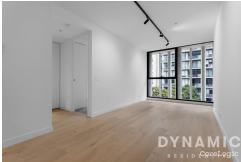


**907/8 BOWEN CRESCENT
 MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **25-Mar-24**

Distance **0km**

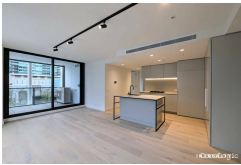


**303/41 BANK STREET SOUTH
 MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$804,000** Sold Date **22-Dec-23**

Distance **0.49km**



**710/41 BANK STREET SOUTH
 MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$810,000** Sold Date **21-Feb-24**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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