

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 1601/8 Bowen Crescent, Melbourne Vic 3004

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$488,800 Property Type Unit Suburb Melbourne

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	202/21 Thistlethwaite St SOUTH MELBOURNE 3205	\$750,000	27/03/2024
2	105/58 Stead St SOUTH MELBOURNE 3205	\$725,000	25/01/2024
3	6/184 Albert Rd SOUTH MELBOURNE 3205	\$660,000	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: 28/05/2024 12:51



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$720,000
Median Unit Price
Year ending March 2024: \$488,800

Comparable Properties

202/21 Thistlethwaite St SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$750,000
Method: Sale
Date: 27/03/2024
Property Type: Subdivided Flat - Single OYO Flat

105/58 Stead St SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$725,000
Method: Sale
Date: 25/01/2024
Property Type: Subdivided Flat - Single OYO Flat



6/184 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Unit

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