

# 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 907/8 Bowen Crescent, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$850,000

### Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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	1/44 Mills St ALBERT PARK 3206	\$837,000	02/02/2024
2	412/6 Murphy St SOUTH YARRA 3141	\$835,000	24/01/2024
3	43/1 Sandilands St SOUTH MELBOURNE 3205	\$805,000	18/09/2023

**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.~~

This Statement of Information was prepared on: 27/02/2024 10:15



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$790,000 - \$850,000

**Median Unit Price**

December quarter 2023: \$526,000

## Comparable Properties



**1/44 Mills St ALBERT PARK 3206 (REI)**

Agent Comments



**Price:** \$837,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** Apartment



**412/6 Murphy St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$835,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Apartment



**43/1 Sandilands St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$805,000

**Method:** Private Sale

**Date:** 18/09/2023

**Property Type:** Apartment

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