

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 902/2 Bowen Crescent, Melbourne 3004

Indicative selling price

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

Single price \$445,730

Median sale price

Median price \$486,000

*Unit X

Suburb Melbourne

Period - From 01/04/2018 to 31/03/2019

Source REIV

Comparable property sales

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
505/30 Burnley St RICHMOND 3121	\$415,000	05/06/2019
410F/7 Greeves St ST KILDA 3182	\$420,000	19/05/2019
338/158 Smith St COLLINGWOOD 3066	\$466,000	22/05/2019