

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 809/2 Bowen Crescent, Melbourne 3004

**Indicative selling price**

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

Single price \$631,230

**Median sale price**

Median price \$486,000 \*House  \*Unit  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
1409/12 Queens Rd MELBOURNE 3004	\$619,000	05/04/2019
34/30 Murphy St SOUTH YARRA 3141	\$632,500	13/04/2019
38/120 Sturt St SOUTHBANK 3006	\$649,000	13/04/2019