

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 408/2 Bowen Crescent, Melbourne 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 \$672,500

Median sale price

Median price \$486,000

*House

*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
806/38 Albert Rd SOUTH MELBOURNE 3205	\$675,000	09/05/2019
512/55 Queens Rd MELBOURNE 3004	\$686,888	16/05/2019
10/86 Cromwell Rd SOUTH YARRA 3141	\$690,000	05/03/2019