

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 103/2 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 \$500,780

**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
101/700 Chapel St SOUTH YARRA 3141	\$505,000	07/01/2019
117/63 Spencer St DOCKLANDS 3008 VIC	\$500,000	06/02/2019
300a Canterbury Rd ST KILDA WEST 3182 VIC	\$495,000	14/03/2019