

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran  
Gilbert**

castrangilbert.com.au

### Property offered for sale

Address

809/2 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)

Single price:

\$716,000

### Median sale price

Median price

\$560,000

Property type

UNITS

Suburb

MELBOURNE VIC 3004

Period – From

01/09/2021

to

01/09/2022

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

Address of comparable unit	Price	Date of sale
2104/1-9 FRESHWATER PLACE, SOUTHBANK VIC 3006	\$740,000	11/04/2022
2804/1-9 FRESHWATER PLACE, SOUTHBANK VIC 3006	\$785,000	19/03/2022
4704/1 QUEENSBRIDGE SQUARE, SOUTHBANK VIC 3006	\$730,000	15/03/2022

This Statement of Information was prepared on:

01/09/2022