# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

508/8 Bowen Crescent, Melbourne Vic 3000

## Indicative selling price

For t	he meaning of	f this price see of	consumer.vic.g	ov.au/und	erquoti	ng
	-		_			

Single price \$750,000

#### Median sale price

Median price	\$470,000	Pro	perty Type Unit	t	Suburb	Melbourne
Period - From	01/04/2024	to	31/03/2025	Sou	rce REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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
1		
2		
3		

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/04/2025 11:13



# WHIJEFOX





Property Type: Apartment Agent Comments Peter Zervas 9068 4850 0405 682 173 peterz@whitefoxrealestate.com.au

Indicative Selling Price \$750,000 Median Unit Price Year ending March 2025: \$470,000

# **Comparable Properties**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Whitefox Real Estate | P: 96459699



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