

## 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

310/8 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$435,000

&

\$455,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

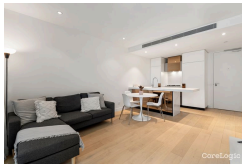
Date of sale

510/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$450,000	12-Apr-24
403/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205	\$451,000	22-Apr-24
1714/8 DORCAS STREET SOUTHBANK VIC 3006	\$438,000	11-May-24

OR

**B\*** 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 6 months.

This Statement of Information was prepared on: 14 May 2024



**510/8 BOWEN CRESCENT  
MELBOURNE VIC 3004**

1 1 -

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**12-Apr-24**

Distance

**0km**



**403/67-71 STEAD STREET SOUTH  
MELBOURNE VIC 3205**

1 1 1

Sold Price

<sup>RS</sup> **\$451,000**

Sold Date

**22-Apr-24**

Distance

**0.29km**



**1714/8 DORCAS STREET  
SOUTHBANK VIC 3006**

1 1 1

Sold Price

<sup>RS</sup> **\$438,000**

Sold Date

**11-May-24**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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