

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 205/2 BOWEN CRESCENT, MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: \$537,000

Median sale price

Median price \$356,000 Property type UNITS Suburb MELBOURNE VIC 3004
Period – From 01/09/2021 to 01/09/2022 Source www.realestate.com.au

Comparable property sales

Address of comparable unit	Price	Date of sale
24/123 MILLSWYN STREET, SOUTH YARRA VIC 3141	\$555,000	12/06/2022
1916/25-29 COVENTRY STREET, SOUTHBANK VIC 3006	\$560,000	29/06/2022
2016/25-29 COVENTRY STREET, SOUTHBANK VIC 3006	\$590,000	25/03/2022

This Statement of Information was prepared on: 01/09/2022