

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

1204/8 Bowen Crescent Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$840,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Other

Suburb

Melbourne

Period-from

01 Jun 2019

to

31 May 2020

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

1107/338 Kings Way South Melbourne VIC 3205	\$720,000	03-Mar-20
1602/450 St Kilda Road Melbourne VIC 3004	\$814,080	17-Feb-20
405/19 Queens Road Melbourne VIC 3004	\$865,000	16-Jan-20

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: 19 June 2020

**1107/338 Kings Way South
Melbourne VIC 3205** 2  2  1

Sold Price

\$720,000Sold Date **03-Mar-20**

Distance

0.21km**1602/450 St Kilda Road Melbourne
VIC 3004** 2  2  1

Sold Price

\$814,080Sold Date **17-Feb-20**

Distance

0.46km**405/19 Queens Road Melbourne
VIC 3004** 2  2  1

Sold Price

\$865,000Sold Date **16-Jan-20**

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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