### Statement of Information

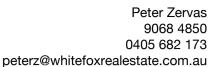
# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Address Including suburb and postcode		1002/8 Bowen Crescent, Melbourne Vic 3004								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price \$590,000										
Median sale price										
Median price	rice \$490,000		Pro	operty Type	Unit			Suburb	Melbourne	
Period - From 01/01/2024			to 31/03/2024 Source REIV				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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property								Pı	rice	Date of sale
1										
2										
3										
OR										
									wer than three le last six mo	e comparable nths.
This Statement of Information was prepared on:										



#### WHITEFOX



Indicative Selling Price \$590,000 Median Unit Price March quarter 2024: \$490,000





## 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



