

# 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 510/8 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)

Range between \$440,000 & \$460,000

### Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 Source 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	Price	Date of sale
1	1310/152 Sturt St SOUTHBANK 3006	\$455,000	25/08/2023
2	2903/283 City Rd SOUTHBANK 3006	\$452,000	18/08/2023
3	4003/1 Balston St SOUTHBANK 3006	\$440,088	22/11/2023

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 six months.~~

This Statement of Information was prepared on: 07/02/2024 10:16



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$440,000 - \$460,000

**Median Unit Price**

December quarter 2023: \$526,000

## Comparable Properties



**1310/152 Sturt St SOUTHBANK 3006 (REI/VG)** Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 25/08/2023

**Property Type:** Apartment



**2903/283 City Rd SOUTHBANK 3006 (VG)** Agent Comments



**Price:** \$452,000

**Method:** Sale

**Date:** 18/08/2023

**Property Type:** Flat/Unit/Apartment (Res)



**4003/1 Balston St SOUTHBANK 3006 (REI)** Agent Comments



**Price:** \$440,088

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Apartment

Account - The Agency Victoria | P: 03 8578 0388