

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

7-8 Bowen Crescent, Melbourne 3004

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Study, 1 Car		Or range between	\$720,000		\$740,000
3 Bed, 3 Bath, 2 Car		Or range between	\$1,900,000		\$1,950,000
3 Bed, 3 Bath, 2 Car (1801)	\$4,450,000	Or range between	\$		\$
		Or range between	\$		\$
		Or range between	\$		\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$470,000

Suburb

Melbourne, 3004

Period - From

1 Oct 2016

To

17 Oct 2017

Source

CoreLogic

# THREE SIXTY°

PROPERTY GROUP

## Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 1 Study, 1 Car	1109/65 Coventry Street, Southbank VIC 3006	\$710,000	23/05/17
	3203/9 Power Street, Southbank VIC 3006	\$760,000	08/05/17
	83/1 Riverside Quay, Southbank VIC 3006	\$770,000	20/10/17

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath, 2 Car	601/505 St Kilda Road, Melbourne VIC 3004	\$1,790,000	30/04/17
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
		\$	
		\$	
		\$	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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