

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/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
3 Bed, 3 Bath, 2 Car	\$1,950,000	Or range between	\$	&	\$
3 Bed, 3 Bath, 2 Car	\$3,200,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 2 Car	\$3,300,000	Or range between	\$	&	\$
3 Bed, 4 Bath, 1 Study, 3 Car	\$4,300,000	Or range between	\$	&	\$
3 Bed, 3 Bath, 3 Car	\$4,750,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$575,000

Suburb Melbourne, 3004

Period - From 1 May 2016

To 29 May 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
3 Bed, 3 Bath, 2 Car	601/505 St Kilda Road, Melbourne	\$1,790,000	30.04.2017
	702/505 St Kilda Road, Melbourne	\$1,850,000	18.12.2016
	901/430 St Kilda Road, Melbourne	\$2,800,000	13.12.2016

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 4 Bath, 1 Study, 3 Car	1902/7 Claremont Street, South Yarra	Not disclosed	29.03.2017
	303/401 St Kilda Road, Melbourne	Not disclosed	27.02.2017
	2105/368 St Kilda Road, Melbourne	Not disclosed	27.03.2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath, 3 Car	3203/368 St Kilda Road, South Yarra	\$5,400,000	23.02.2017
	1701/594 St Kilda Road, Melbourne	Not disclosed	20.11.2016
	3	\$	

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.