

Statement of Information



Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale:

Address

APARTMENTS 101-1709/2 BOWEN CRESCENT, MELBOURNE VIC 3004

Indicative selling prices:

For the meaning of this price see consumer.vic.gov.au/ underquoting

Unit type or class		Lower price		Higher price
1 BED 1 BATH APARTMENTS	Range between	\$537,000	&	\$585,000
1 BED 1 BATH APARTMENTS	Range between	\$608,000	&	\$666,000
1 BED 1 BATH APARTMENTS	Range Between	\$670,000	&	\$737,000
1 BED 1 BATH APARTMENTS	Range Between	\$740,000	&	\$814,000
1 BED 1 BATH APARTMENT – no. 1413	Single Price	\$845,000		N/A
2 BED 1 BATH APARTMENTS	Range Between	\$715,000	&	\$779,000
2 BED 1 BATH APARTMENTS	Range Between	\$788,000	&	\$866,000
2 BED 1 BATH APARTMENTS	Range Between	\$872,000	&	\$959,200
2 BED 1 BATH APARTMENTS	Range Between	\$993,000	&	\$1,092,000
2 BED 2 BATH APARTMENTS	Range Between	\$800,000	&	\$875,000
2 BED 2 BATH APARTMENTS	Range Between	\$888,000	&	\$976,000
2 BED 2 BATH APARTMENTS	Range Between	\$988,000	&	\$1,049,000
3 BED 2 BATH APARTMENTS	Range Between	\$1,310,000	&	\$1,364,000
3 BED 2 BATH APARTMENTS	Range Between	\$1,442,000	&	\$1,520,000
3 BED 4 BATH APARTMENTS	Range Between	\$1,685,000	&	\$1,814,000
3 BED 2 BATH APARTMENTS	Range Between	\$1,922,000	&	\$2,040,000
3 BED 3 BATH APARTMENT – no. 1704	Range Between	\$2,980,000	&	N/A
3 BED 3 BATH APARTMENTS	Range Between	\$3,390,000	&	\$3,406,000
3 BED 3 BATH APARTMENTS	Range Between	\$4,137,000	&	\$4,342,000
4 BED 4 BATH APARTMENTS	Range Between	\$4,726,000	&	\$4,841,000
4 BED 4 BATH APARTMENT – no. 1707	Single Price	\$5,468,000		N/A

Suburb median sale price:

Median price	\$502,000	Property type	UNITS	Suburb	MELBOURNE VIC 3004
Period - From	13/07/2021	To	13/07/2022	Source	www.realestate.com.au

Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENTS	1302/26 SOUTHGATE AVENUE, SOUTHBANK VIC 3006	\$585,000	08/07/2022
	22/539 ST KILDA ROAD, MELBOURNE VIC 3004	\$540,000	18/02/2022
	1308/576 ST KILDA ROAD, MELBOURNE VIC 3004	\$570,000	06/02/2022

Unit type or class	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENTS	1511/1 QUEENS ROAD, MELBOURNE VIC 3004	\$672,500	19/02/2022
	1710/1 FRESHWATER PLACE, SOUTHBANK VIC 3006	\$650,000	15/02/2022
	273/183 CITY ROAD, SOUTHBANK VIC 3006	\$610,000	01/02/2022

Unit type or class	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENTS	102/196 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$675,000	12/04/2022
	4704/1 QUEENSBRIDGE SQUARE, SOUTHBANK VIC 3006	\$730,000	15/03/2022
	1704/25 COVENTRY STREET, SOUTHBANK VIC 3006	\$695,000	15/03/2022

Unit type or class	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENTS	5/25 QUEENS ROAD, MELBOURNE VIC 3004	\$800,000	14/04/2022
	2804/1 FRESHWATER PLACE, SOUTHBANK VIC 3006	\$785,000	19/03/2022
	1109/26 SOUTHGATE AVENUE, SOUTHBANK VIC 3006	\$770,000	28/01/2022

Unit type or class	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENT – NO. 1413	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.		

Unit type or class	Address of comparable unit	Price	Date of sale
2 BED 1 BATH APARTMENTS	603/244 DORCAS STREET, SOUTH MELBOURNE VIC 3205	\$740,000	05/05/2022
	907/69-71 STEAD STREET, SOUTH MELBOURNE VIC 3205	\$755,000	11/04/2022
	501/55 QUEENS ROAD, MELBOURNE VIC 3004	\$720,000	07/04/2022

Unit type or class	Address of comparable unit	Price	Date of sale
2 BED 1 BATH APARTMENTS	71/8 WELLS STREET, SOUTHBANK VIC 3006	\$808,000	18/06/2022
	2/95 DODDS STREET, SOUTHBANK VIC 3006	\$800,000	09/04/2022
	90/8 WELLS STREET, SOUTHBANK VIC 3006	\$850,000	26/03/2022

Unit type or class	Address of comparable unit	Price	Date of sale
2 BED 1 BATH APARTMENTS	414/36 DARLING STREET, SOUTH YARRA VIC 3141	\$895,000	19/03/2022
	6/63 DARLING STREET, SOUTH YARRA VIC 3141	\$900,000	26/02/2022
	12/35 WALSH STREET, SOUTH YARRA VIC 3141	\$955,000	10/04/2022

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2 BED 2 BATH APARTMENTS	401/99 PALMERSTON CRESCENT, SOUTH MELBOURNE VIC 3205	\$800,500	25/06/2022
	1110/470 ST KILDA ROAD, MELBOURNE VIC 3004	\$815,000	14/06/2022
	310/102 WELLS STREET, SOUTHBANK VIC 3006	\$835,000	13/04/2022

Unit type or class	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	1. 9/1 RIVERSIDE QUAY, SOUTHBANK VIC 3006	\$915,000	17/05/2022
	2. 33/29 QUEENS ROAD, MELBOURNE VIC 3004	\$901,000	21/02/2022
	3. 607/19 QUEENS ROAD, MELBOURNE VIC 3004	\$910,000	31/01/2022

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Unit type or class	Address of comparable unit	Price	Date of sale
3 BED 2 BATH APARTMENTS	21/284 DORCAS STREET, SOUTH MELBOURNE VIC 3205	\$1,530,000	04/05/2022
	103/102 WELLS STREET, SOUTHBANK VIC 3006	\$1,498,000	09/04/2022
	1312/478A ST KILDA ROAD, MELBOURNE VIC 3004	\$1,475,000	02/03/2022

Unit type or class	Address of comparable unit	Price	Date of sale
3 BED 4 BATH APARTMENTS	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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This Statement of Information was prepared on: 13/07/2022