## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 2/1 Bowden Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	ו \$460,000		&		\$490,000			
Median sale p	rice							
Median price	\$673,100	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/01/2025	to	31/03/2025		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/1 Bowden St PRESTON 3072	\$513,500	14/12/2024
2			
3			

#### 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:

14/04/2025 13:04









**Property Type:** Strata Unit/Townhouse - Conjoined Agent Comments Indicative Selling Price \$460,000 - \$490,000 Median Unit Price March quarter 2025: \$673,100

# **Comparable Properties**



3/1 Bowden St PRESTON 3072 (REI/VG)

Price: \$513,500 Method: Auction Sale Date: 14/12/2024 Property Type: Townhouse (Res) Land Size: 90 sqm approx Agent Comments

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 - Barry Plant | P: 03 94605066 | F: 03 94605100





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