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	2/1 Bowden Street, Preston Vic 3072

Indicative selling price

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

Range between $460,000 & $490,000

Median sale price

Median price $673,100 Property Type Unit Suburb Preston

Period - From 01/01/2025 to 31/03/2025 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	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

2/1 Bowden Street, Preston Vic 3072



1

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)

1 1 1

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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