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	3/1 BOWDEN STREET PRESTON VIC 3072

Indicative selling price

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

~~Single Price~~		or range between	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,500	Property type	Unit	Suburb	Preston
Period-from	01 Dec 2023	to	30 Nov 2024	Source	Corelogic

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 6 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
22/337 STATION STREET THORNBURY VIC 3071	$470,000	20-Nov-24
2/7 LANE CRESCENT RESERVOIR VIC 3073	$490,000	04-Nov-24
4/115 RATHCOWN ROAD RESERVOIR VIC 3073	$452,000	26-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 02 December 2024

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22/337 STATION STREET THORNBURY VIC 3071

1 1 -

Sold Price RS $470,000 Sold Date 20-Nov-24

Distance 3.73km



2/7 LANE CRESCENT RESERVOIR VIC 3073

1 1 1

Sold Price RS $490,000 Sold Date 04-Nov-24

Distance 1.88km



4/115 RATHCOWN ROAD RESERVOIR VIC 3073

1 1 1

Sold Price RS $452,000 Sold Date 26-Oct-24

Distance 2.64km

RS = Recent sale **UN** = Undisclosed Sale

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