

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 Bowen Crescent, Princes Hill

Indicative selling price

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

Range between \$3,800,000 & \$4,150,000

Median sale price

Median price \$1,360,000 Property type House Suburb Princes Hill
Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
140-142 Gatehouse St, Parkville	\$4,100,000	01/12/2023
104 Garton St, Princes Hill	\$3,515,000	18/11/2023
28 Bowen Cres, Princes Hill	\$4,000,000	13/11/2023

This Statement of Information was prepared on: 7 March, 2024