

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

35 Bowen Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,748,000 Property Type House Suburb Prahran

Period - From 20/11/2022 to 19/11/2023 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	24 Raleigh St WINDSOR 3181	\$1,500,000	11/11/2023
2	68 Garden St SOUTH YARRA 3141	\$1,410,000	21/10/2023
3	59 Peel St WINDSOR 3181	\$1,400,000	28/10/2023

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:

20/11/2023 15:37



Property Type: House

Land Size: 207.4 sqm approx

Agent Comments

Comparable Properties



24 Raleigh St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 11/11/2023

Property Type: House

Land Size: 232 sqm approx



68 Garden St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,410,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House

Land Size: 175 sqm approx



59 Peel St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House