

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

105/34 Princeton Terrace Bundoora VIC 3083

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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2018

to

31 Oct 2019

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

9/68 Janefield Drive Bundoora VIC 3083	\$370,000	30-May-19
302/1 Flynn Close Bundoora VIC 3083	\$380,000	09-Jul-19
309/1 Flynn Close Bundoora VIC 3083	\$370,000	26-Aug-19

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: 19 November 2019



9/68 Janefield Drive Bundoora VIC 3083

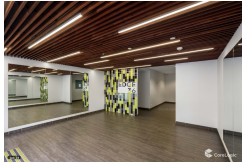
2 1 1

Sold Price

\$370,000

Sold Date **30-May-19**

Distance **0.16km**



302/1 Flynn Close Bundoora VIC 3083

2 1 1

Sold Price

\$380,000

Sold Date **09-Jul-19**

Distance **0.23km**



309/1 Flynn Close Bundoora VIC 3083

2 1 1

Sold Price

\$370,000

Sold Date **26-Aug-19**

Distance **0.23km**



9/30 Linacre Drive Bundoora VIC 3083

2 1 1

Sold Price

^{RS} **\$400,000**

Sold Date **26-Oct-19**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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