

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

106/34 Princeton Terrace, Bundoora Vic 3083

Indicative selling price

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

Range between

\$430,000

 &

\$450,000

Median sale price

Median price

\$475,000

 Property Type

Unit

 Suburb

Bundoora

Period - From

01/07/2024

 to

30/09/2024

 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	2/84 Mill Park Dr MILL PARK 3082	\$450,000	23/11/2024
2	7/42 Ormond Blvd BUNDOORA 3083	\$439,000	18/09/2024
3	112/34 Princeton Tce BUNDOORA 3083	\$431,000	04/06/2024

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:

29/11/2024 12:28



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

September quarter 2024: \$475,000

Comparable Properties



2/84 Mill Park Dr MILL PARK 3082 (REI)

Agent Comments

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Price: \$450,000

Method: Auction Sale

Date: 23/11/2024

Property Type: Townhouse (Res)

Land Size: 107 sqm approx



7/42 Ormond Blvd BUNDOORA 3083 (REI/VG)

Agent Comments

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Price: \$439,000

Method: Private Sale

Date: 18/09/2024

Property Type: Unit



112/34 Princeton Tce BUNDOORA 3083 (REI/VG)

Agent Comments

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Price: \$431,000

Method: Private Sale

Date: 04/06/2024

Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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