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	106/34 Princeton Terrace, Bundoora Vic 3083
Including suburb and	
postcode	
9	

Indicative selling price

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

Range between \$430,000	&	\$445,000
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Median sale price

Median price	\$467,500	Pro	perty Type U	nit		Suburb	Bundoora
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	22 Silverash Dr BUNDOORA 3083	\$440,000	22/02/2025
2	39/80 Enterprise Dr BUNDOORA 3083	\$435,000	13/12/2024
3	7/42 Ormond Blvd BUNDOORA 3083	\$439,000	18/09/2024

OR

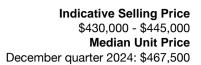
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2025 16:26





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Property Type: Apartment Agent Comments

Comparable Properties



22 Silverash Dr BUNDOORA 3083 (REI)

Price: \$440,000 Method: Auction Sale Date: 22/02/2025

Property Type: Townhouse (Res)

Agent Comments



39/80 Enterprise Dr BUNDOORA 3083 (REI/VG)





Agent Comments

Price: \$435,000 Method: Private Sale Date: 13/12/2024

Property Type: Apartment



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

Price: \$439,000 Method: Private Sale Date: 18/09/2024

Property Type: Unit

Agent Comments

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



