

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

202/34 Princeton Terrace, Bundoora Vic 3083

Indicative selling price

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

Range between \$295,000

&

\$324,500

Median sale price

Median price \$453,500

Property Type Unit

Suburb Bundoora

Period - From 05/02/2020

to 04/02/2021

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	202/34 Princeton Tce BUNDOORA 3083	\$340,000	01/05/2013
2	2/44 Ormond Blvd BUNDOORA 3083	\$330,000	30/01/2021
3	106A/1095 Plenty Rd BUNDOORA 3083	\$325,000	24/10/2020
4	4/44 Ormond Blvd BUNDOORA 3083	\$320,000	06/12/2020

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:

05/02/2021 15:24



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$295,000 - \$324,500

Median Unit Price

05/02/2020 - 04/02/2021: \$453,500

Comparable Properties

202/34 Princeton Tce BUNDOORA 3083 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 01/05/2013

Property Type: Strata Unit/Flat



2/44 Ormond Blvd BUNDOORA 3083 (REI)

Agent Comments



Price: \$330,000

Method: Auction Sale

Date: 30/01/2021

Property Type: Apartment



106A/1095 Plenty Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 24/10/2020

Property Type: Apartment



4/44 Ormond Blvd BUNDOORA 3083 (VG)

Agent Comments

 1  -  -

Price: \$320,000

Method: Sale

Date: 06/12/2020

Property Type: Strata Flat - Single OYO Flat

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.