## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address	202/34 Princeton Terrace, Bundoora Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$295,000 & \$324,500	
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#### Median sale price

Median price	\$453,500	Pro	perty Type U	nit		Suburb	Bundoora
Period - From	05/02/2020	to	04/02/2021	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

,	arece or comparable property	1 1100	Dato of oalo
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
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Date of sale









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)

**1** 







**Price:** \$330,000 **Method:** Auction Sale **Date:** 30/01/2021

Property Type: Apartment

**Agent Comments** 



106A/1095 Plenty Rd BUNDOORA 3083

(REI/VG)



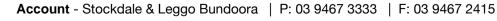




Price: \$325,000 Method: Private Sale Date: 24/10/2020

Property Type: Apartment

**Agent Comments** 









4/44 Ormond Blvd BUNDOORA 3083 (VG)

Price: \$320,000 Method: Sale





**Agent Comments** 

Date: 06/12/2020 Property Type: Strata Flat - Single OYO Flat

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



