

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

214/35 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

\$332,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,606

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2022

to

31 Oct 2023

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

111/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$348,500	14-Mar-23
312/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$331,000	13-Oct-23
205/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$370,000	28-Oct-23

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: 23 November 2023

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**111/35 PRINCETON TERRACE
 BUNDOORA VIC 3083**

1 1 1

Sold Price **\$348,500** Sold Date **14-Mar-23**

Distance **0km**



**312/35 PRINCETON TERRACE
 BUNDOORA VIC 3083**

1 1 1

Sold Price ^{RS} **\$331,000** Sold Date **13-Oct-23**

Distance **0km**



**205/35 PRINCETON TERRACE
 BUNDOORA VIC 3083**

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **28-Oct-23**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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