

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

308/1 FLYNN CLOSE 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2023

to

29 Feb 2024

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

G02/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$451,000	03-Jan-24
102/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$453,000	13-Feb-24
109/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$440,000	15-Jan-24

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: 18 March 2024

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**602/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 2  2  1

Sold Price

\$451,000

Sold Date

03-Jan-24

Distance

0.16km



**102/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 2  2  -

Sold Price

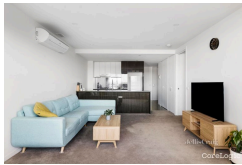
\$453,000

Sold Date

13-Feb-24

Distance

0.16km



**109/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 2  2  1

Sold Price

\$440,000

Sold Date

15-Jan-24

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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