

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

310/35 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

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,606

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2022

to

30 Sep 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

210/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$460,000	06-Sep-23
109/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$452,000	15-Apr-23
209/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$452,000	14-Apr-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: 10 October 2023

DYNAMIC

RESIDENTIAL

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210/35 PRINCETON TERRACE BUNDOORA VIC 3083

2 2 1

Sold Price

^{RS} **\$460,000** Sold Date **06-Sep-23**

Distance **0km**



109/35 PRINCETON TERRACE BUNDOORA VIC 3083

2 2 1

Sold Price

^{RS} **\$452,000** Sold Date **15-Apr-23**

Distance **0km**



209/35 PRINCETON TERRACE BUNDOORA VIC 3083

2 2 1

Sold Price

\$452,000 Sold Date **14-Apr-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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