

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	5/21 Princeton Terrace, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

\$328,000

Median sale price

Median price	\$740,000	Hou	ıse X	Unit		Subur	Bundoora
Period - From	01/01/2018	to	31/12/2018		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.

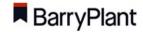
Add	dress of comparable property	Price	Date of sale
1	9/70 Janefield Dr BUNDOORA 3083	\$320,000	15/11/2018
2	G02/34 Princeton Tce BUNDOORA 3083	\$320,000	21/01/2019
3	4/70 Janefield Dr BUNDOORA 3083	\$319,000	10/12/2018

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.











Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$299,000 - \$328,000 **Median House Price** Year ending December 2018: \$740,000

Comparable Properties



9/70 Janefield Dr BUNDOORA 3083 (REI/VG)

Price: \$320,000 Method: Private Sale Date: 15/11/2018

Rooms: 2

Property Type: Apartment Land Size: 8399 sqm approx **Agent Comments**



G02/34 Princeton Tce BUNDOORA 3083 (REI) Agent Comments

Price: \$320,000 Method: Private Sale Date: 21/01/2019 Rooms: 2

Property Type: Apartment



4/70 Janefield Dr BUNDOORA 3083 (VG)

Price: \$319,000 Method: Sale Date: 10/12/2018

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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Generated: 15/04/2019 08:39