

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	5/21 Princeton Terrace, Bundoora Vic 3083
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Indicative selling price

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

Range between	\$299,000	&	\$328,000
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Median sale price

Median price	\$740,000	House	X	Unit		Suburb	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.

	Address 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.



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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) **Agent Comments**

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Price: \$320,000
Method: Private Sale
Date: 15/11/2018
Rooms: 2
Property Type: Apartment
Land Size: 8399 sqm approx



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

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



4/70 Janefield Dr BUNDOORA 3083 (VG) **Agent Comments**

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Price: \$319,000
Method: Sale
Date: 10/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)