

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

209/1 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,050

Property type

Unit

Suburb

Bundoora

Period-from

01 Apr 2024

to

31 Mar 2025

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

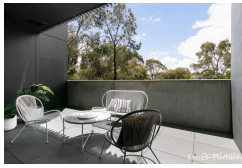
106/34 PRINCETON TERRACE BUNDOORA VIC 3083	\$430,000	22-Mar-25
4/25 PRINCETON TERRACE BUNDOORA VIC 3083	\$390,000	28-Mar-25
3/87 JANEFIELD DRIVE BUNDOORA VIC 3083	\$415,000	24-Jan-25

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.

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**106/34 PRINCETON TERRACE
BUNDOORA VIC 3083**

 2  1  1

Sold Price

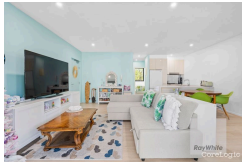
^{RS} **\$430,000**

Sold Date

22-Mar-25

Distance

0.21km



**4/25 PRINCETON TERRACE
BUNDOORA VIC 3083**

 2  1  1

Sold Price

^{RS} **\$390,000**

Sold Date

28-Mar-25

Distance

0.26km



**3/87 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 2  1  1

Sold Price

^{RS} **\$415,000**

Sold Date

24-Jan-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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