

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

308/35 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 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

3/87 JANEFIELD DRIVE BUNDOORA VIC 3083	\$415,000	24-Jan-25
3/30 LINACRE DRIVE BUNDOORA VIC 3083	\$410,000	16-Apr-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.

This Statement of Information was prepared on: 21 July 2025

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**3/87 JANEFIELD DRIVE
BUNDOORA VIC 3083** 2  1  1

Sold Price

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

Sold Date

24-Jan-25

Distance

0.29km**3/30 LINACRE DRIVE BUNDOORA
VIC 3083** 2  1  1

Sold Price

\$410,000

Sold Date

16-Apr-25

Distance

0.42km**RS** = Recent sale**UN** = Undisclosed Sale

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