

## 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

209/34 PRINCETON TERRACE BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2023

to

30 Apr 2024

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

208/34 PRINCETON TERRACE BUNDOORA VIC 3083	\$406,000	09-May-24
105/14 CHANCELLOR AVENUE BUNDOORA VIC 3083	\$422,000	26-Mar-24
210/14 CHANCELLOR AVENUE BUNDOORA VIC 3083	\$428,500	14-Mar-24

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 May 2024



**208/34 PRINCETON TERRACE  
BUNDOORA VIC 3083**

 2  1  1

Sold Price

<sup>RS</sup>

**\$406,000**

Sold Date **09-May-24**

Distance **0.07km**



**105/14 CHANCELLOR AVENUE  
BUNDOORA VIC 3083**

 2  1  1

Sold Price

<sup>RS</sup>

**\$422,000**

Sold Date **26-Mar-24**

Distance **0.07km**



**210/14 CHANCELLOR AVENUE  
BUNDOORA VIC 3083**

 2  1  1

Sold Price

**\$428,500**

Sold Date **14-Mar-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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