

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

G02/35 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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,606

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2022

to

31 Oct 2023

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

210/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$460,000	06-Sep-23
102/50 JANEFIELD DRIVE BUNDOORA VIC 3083	\$450,000	12-Oct-23
40/80 ENTERPRISE DRIVE BUNDOORA VIC 3083	\$501,000	02-Nov-23

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: 30 November 2023

Michael Egan
P 9467 5444
M 0409416546
E michaelegan@barryplant.com.au



**210/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 2  2  -

Sold Price ^{RS} **\$460,000** Sold Date **06-Sep-23**

Distance **0km**



**102/50 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 -  -  -

Sold Price ^{RS} **\$450,000** Sold Date **12-Oct-23**

Distance **0.07km**



**40/80 ENTERPRISE DRIVE
BUNDOORA VIC 3083**

 2  1  2

Sold Price ^{RS} **\$501,000** Sold Date **02-Nov-23**

Distance **0.34km**

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

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