

## 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](https://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

<sup>RS</sup> **\$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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