

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

114/40 Bush Boulevard Mill Park VIC 3082

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

\$329,000

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jan 2019

to

31 Dec 2019

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

215/35 Princeton Terrace Bundoora VIC 3083	\$335,000	28-Aug-19
G08/35 Princeton Terrace Bundoora VIC 3083	\$320,000	24-Oct-19
112/1 Flynn Close Bundoora VIC 3083	\$325,000	21-Aug-19

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: 09 January 2020



215/35 Princeton Terrace Bundoora VIC 3083 Sold Price **\$335,000** Sold Date **28-Aug-19**
 Distance **3.19km**

 1  1  1



608/35 Princeton Terrace Bundoora VIC 3083 Sold Price **\$320,000** Sold Date **24-Oct-19**
 Distance **3.19km**

 1  1  1



112/1 Flynn Close Bundoora VIC 3083 Sold Price **\$325,000** Sold Date **21-Aug-19**
 Distance **3.36km**

 1  1  1

RS = Recent sale UN = Undisclosed Sale

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