

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

9/70 JANEFIELD DRIVE 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2023

to

30 Sep 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

312/50 JANEFIELD DRIVE BUNDOORA VIC 3083	\$325,000	16-Jul-24
102/34 PRINCETON TERRACE BUNDOORA VIC 3083	\$340,000	09-Jul-24
103/91 JANEFIELD DRIVE BUNDOORA VIC 3083	\$322,000	18-May-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.~~

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**312/50 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 1  1  1

Sold Price **\$325,000** Sold Date **16-Jul-24**

Distance **0.14km**



**102/34 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1  1  1

Sold Price **\$340,000** Sold Date **09-Jul-24**

Distance **0.16km**



**103/91 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 1  1  1

Sold Price **\$322,000** Sold Date **18-May-24**

Distance **0.23km**

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

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