

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

4/70 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2020

to

31 Jan 2021

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
115/35 Princeton Terrace Bundoora VIC 3083	\$340,000	09-Aug-18
2/44 Ormond Boulevard Bundoora VIC 3083	\$330,000	30-Jan-21

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: 03 February 2021



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

 1  1  1

Distance **0.11km**



115/35 Princeton Terrace Bundoora Sold Price **\$340,000** Sold Date **09-Aug-18**
VIC 3083

 1  1  1

Distance **0.11km**



2/44 Ormond Boulevard Bundoora Sold Price ^{RS} **\$330,000** Sold Date **30-Jan-21**
VIC 3083

 1  1  1

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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