

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

103/79 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2021

to

30 Sep 2022

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

205/34 PRINCETON TERRACE BUNDOORA VIC 3083	\$417,000	06-Jul-22
107/34 PRINCETON TERRACE BUNDOORA VIC 3083	\$438,250	26-Jun-22
211/50 JANEFIELD DRIVE BUNDOORA VIC 3083	\$410,000	21-Sep-22

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: 10 October 2022


**205/34 PRINCETON TERRACE
BUNDOORA VIC 3083**

 2
  1
  1

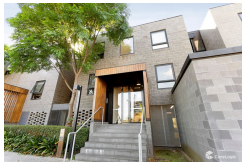
Sold Price

\$417,000

Sold Date

06-Jul-22

Distance

0.38km

**107/34 PRINCETON TERRACE
BUNDOORA VIC 3083**

 2
  1
  1

Sold Price

\$438,250

Sold Date

26-Jun-22

Distance

0.38km

**211/50 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 2
  1
  1

Sold Price

^{RS} **\$410,000**

Sold Date

21-Sep-22

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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